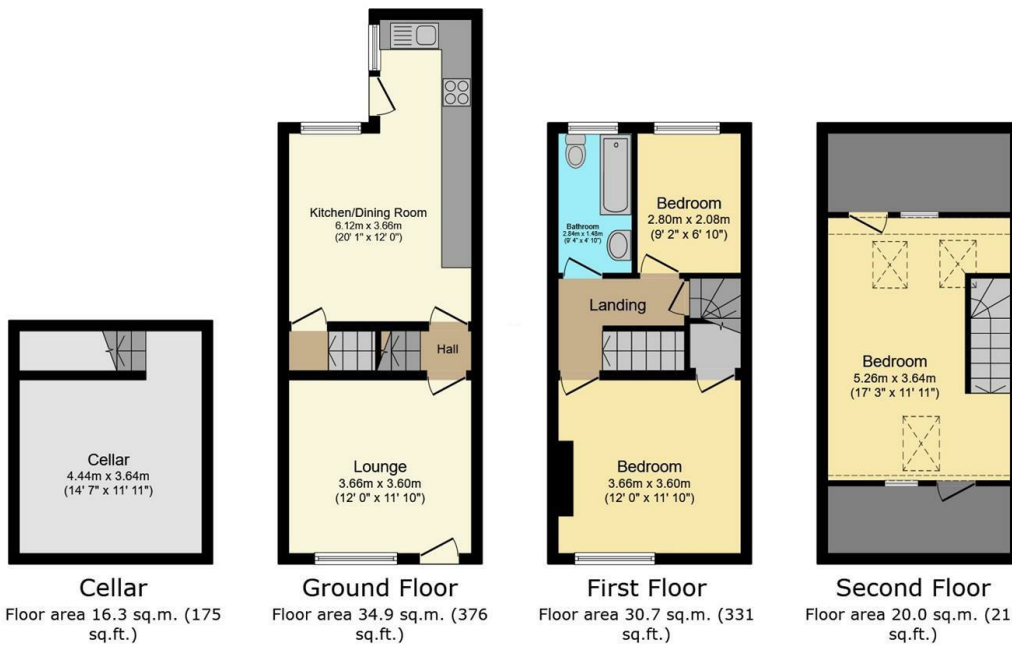




22 Bute Street, Sheffield, S10 1UP

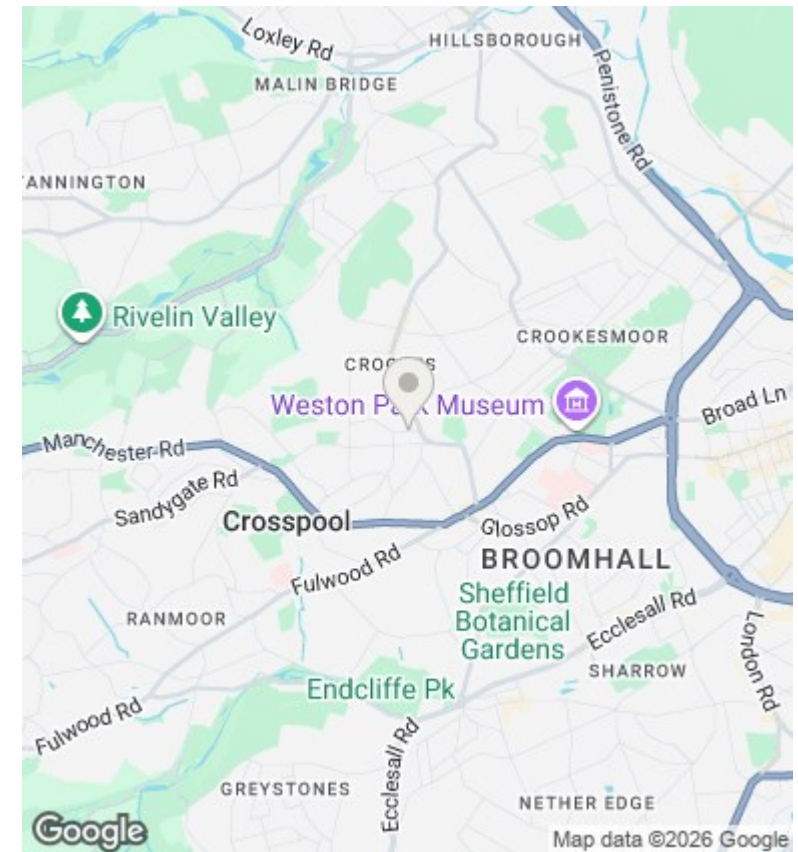
Offers Over £260,000

- No onward chain
- Two large double bedrooms and one single bedroom
- Short walk to local shops, cafes, restaurants and pubs
- Council tax band A
- Open plan kitchen/dining room
- Garden with fantastic potential
- Walking distance to the city centre
- Cosy living room
- Quiet road
- Long leasehold



Total floor area: 101.9 sq.m. (1,097 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Directions

Viewings

Viewings by arrangement only. Call 01142 687777 to make an appointment.

Council Tax Band

B

EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			87
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	