



51 Bute Street, Sheffield, S10 1UP

Asking Price £260,000

- No onward chain
- South facing rear garden
- Cosy living room
- Long leasehold

- Immaculate mid-terrace
- Beautiful dining kitchen
- Perfect for first-time buyers

- Great location close to Crookes and Broomhill
- Three bedrooms
- Walking distance to central hospitals, University of Sheffield and the city centre



Cellar
 3.67m x 3.46m
 (12' 0" x 11' 4")
 Floor area 12.9 sq.m. (139 sq.ft.)

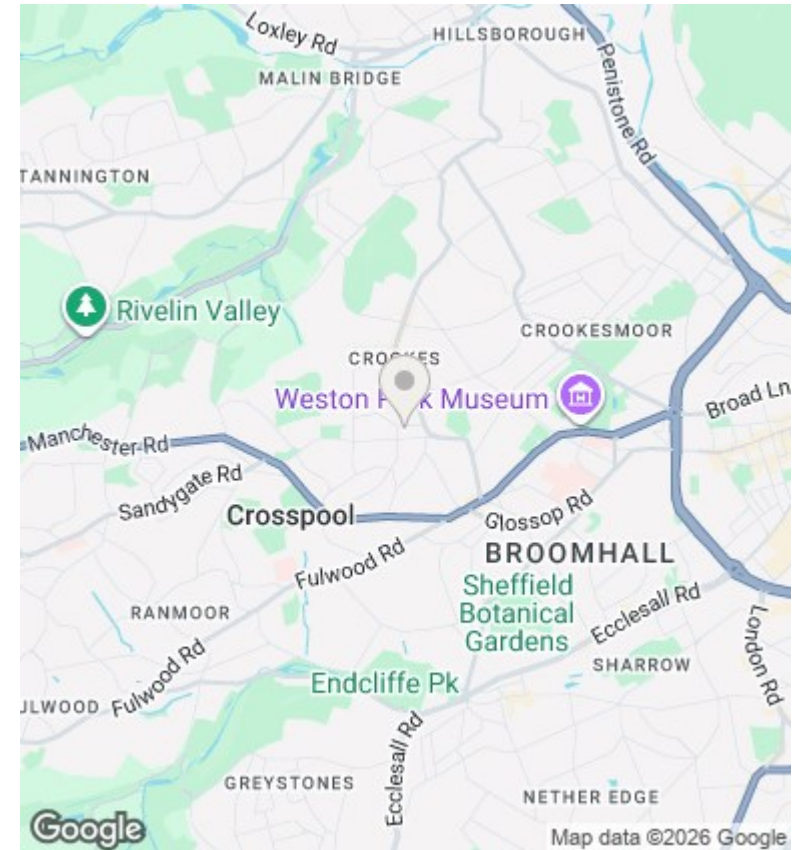
Ground Floor
 Floor area 30.3 sq.m. (326 sq.ft.)

First Floor
 Floor area 30.3 sq.m. (326 sq.ft.)

Second Floor
 Floor area 20.8 sq.m. (224 sq.ft.)

Total floor area: 94.3 sq.m. (1,015 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:

D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	