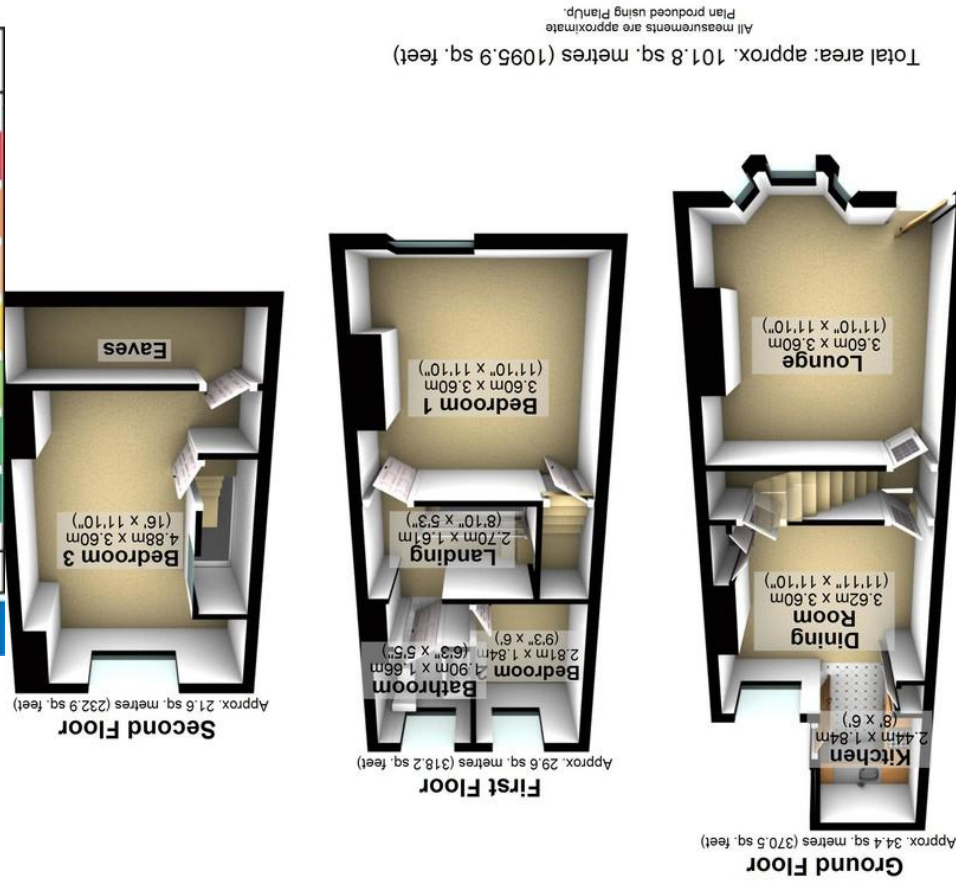


Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

WWW.EPC4U.COM

Energy Efficiency Rating	
Potential	86
Current	60
Very energy efficient - lower running costs A (92+) B (81-91) C (69-80) D (55-68) E (39-54) F (21-38) G (1-20) Not energy efficient - higher running costs	
EU Directive 2002/91/EC England & Wales	





31 Witney Street | Abbeydale | Sheffield | S8 0ZY Property Tenure: LEASEHOLD

Only on a detailed internal inspection can the lucky buyer truly appreciate the standard and space of the accommodation on offer in this stylish and spacious three bedroomed mid-terraced property. Ideally located in the heart of one of Sheffield's most sought residential suburbs this property benefits not only from its proximity to city Centre but also having a wide range of shops, cafes and bars within easy walking distance. Offering a versatile range of accommodation arranged over three levels that would suit any buyer this house briefly consists of well appointed off shot kitchen, dining room, lounge, three bedrooms and family bathroom. Outside is a private rear garden and to the front is ample on street parking.



PROPERTY FEATURES

- THREE BEDROOMS
- GREAT BUY TO LET OPPORTUNITY
- CLOSE TO LOCAL AMENITIES
- EXCELLENT TRANSPORT LINKS
- PRIVATE GARDEN
- PERFECT FOR FIRST TIME BUYERS
- WALKING DISTANCE TO CITY CENTRE
- NO ONWARD CHAIN
- REPUTABLE LOCAL SCHOOLS
- LEASEHOLD

£170,000

