

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

Total area: approx. 135.8 sq. metres (1462.1 sq. feet)

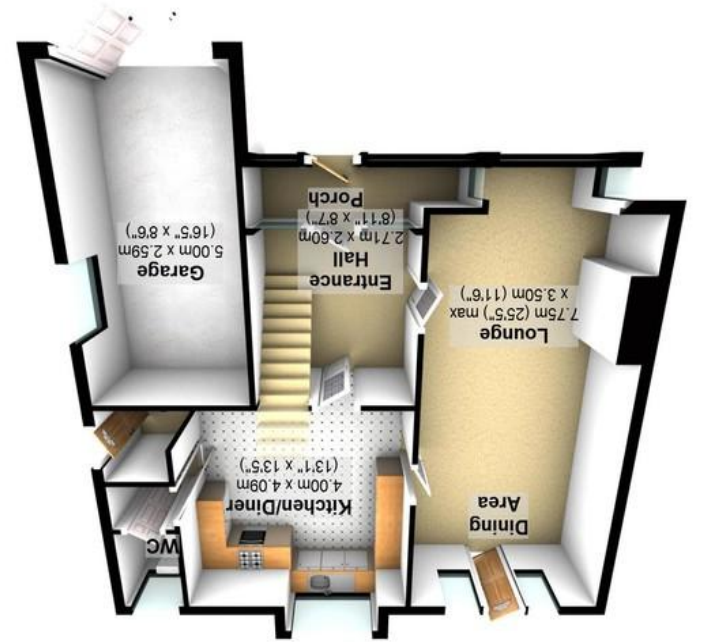
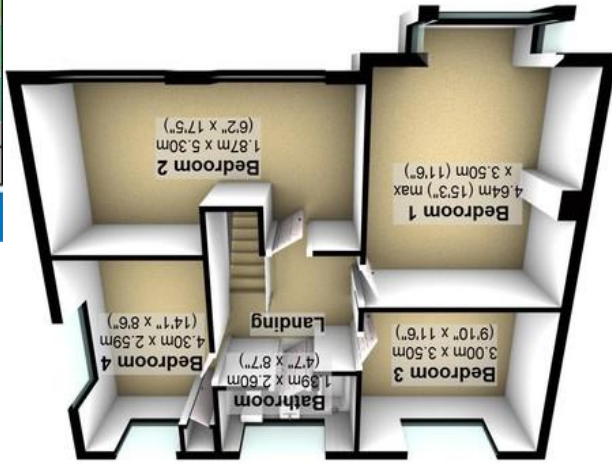
Energy Efficiency Rating	
Potential	Current
(92+)	(81)
(81-91)	
(69-80)	
(55-68)	
(39-54)	
(21-38)	
(1-20)	

EU Directive 2002/91/EC

England & Wales

Not energy efficient - higher running costs

Very energy efficient - lower running costs





13 Cortworth Road | Ecclesall | Sheffield | S11 9LN Property Tenure: Leasehold

An absolutely fabulous, four double bed roomed, detached family home. Standing in this commanding position ensuring a huge degree of privacy together with some stunning views to front. Enjoying a large rear south facing garden number 13 has an incredibly light and spacious feel throughout the two floors of accommodation that total an impressive 1,562 sq feet. Allowing further opportunity to further extend to the loft and rear (subject to planning) to provide additional space if required this property is a real rarity to market and simply must be viewed to be fully appreciated. Located on this incredibly popular residential road in the very heart of Ecclesall the property falls within catchment for Ofsted rated excellent Dobcroft juniors and Silverdale secondary, Ecclesall woods are a short stroll as is Millhouses park, principal hospitals and universities are close by and of course The Peak District is right next door.



- PROPERTY FEATURES**
- FOUR DOUBLE BEDROOMED DETACHED FAMILY HOME
 - OPPORTUNITY TO EXTEND TO THE REAR AND LOFT SUBJECT TO PLANNING
 - INCREDIBLY RARE OPPORTUNITY TO MARKET
 - FABULOUS REAR LARGE SOUTH FACING PRIVATE GARDEN
 - OFF ROAD PARKING AND GARAGE
 - DOBCROFT AND SILVERDALE SCHOOLING CATCHMENTS
 - PERFECT FOR THE GROWING FAMILY MARKET
 - TWO FLOORS OF INCREDIBLY LIGHT AND SPACIOUS ACCOMMODATION
 - VIEWING ESSENTIAL TO DO FULL JUSTICE
 - COUNCIL TAX BANF F £2,966 LEASEHOLD 300 YEARS £25 PER YEAR

