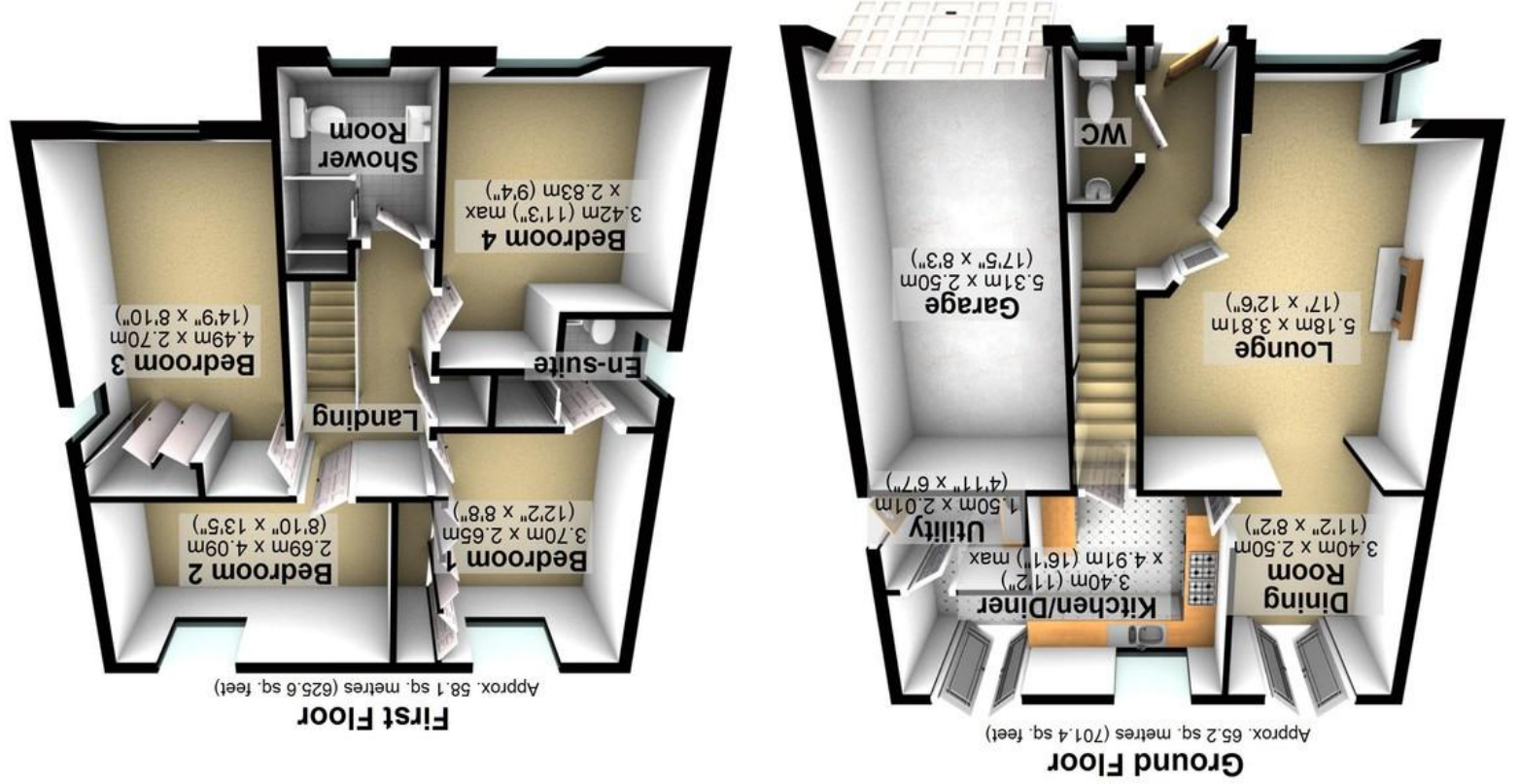


Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

England & Wales	
EU Directive 2002/91/EC	
Not energy efficient - higher running costs	
G	(1-20)
F	(21-38)
E	(39-54)
D	(55-68)
C	(69-80)
B	(81-91)
A	(92+)
Very energy efficient - lower running costs	
Current	Potential
70	84

Total area: approx. 123.3 sq. metres (1327.0 sq. feet)
All measurements are approximate
Plan produced using PlanUp.





12 Leebrook Avenue | Owlthorpe | Sheffield | S20 6QH Property Tenure: Leasehold

A super spacious, immaculately presented and very deceptive four bedroomed, two bathroomed, detached family home. Quietly tucked away on this no through road and standing in our opinion one of the finest positions on this well sought after residential road in the very heart of ultra popular Owlthorpe within catchment for top performing schools, great local amenities within Crystal Peaks and the open countryside is also close by. With light, bright and spacious accommodation arranged over two floors that will be incredibly popular with the growing family market it's easy to see that internal viewing is essential to fully appreciate the size and style on offer by this gorgeous property. With four large bedrooms, en suite to the master, off road parking and garage together with private rear landscaped garden the property offers further potential if required to extend (subject to planning).



PROPERTY FEATURES

- FOUR BEDROOMED DETACHED FAMILY HOME
- QUIET NON THROUGH ROAD IN THE HEART OF OWLTHORPE
- WELL SOUGHT AFTER RESIDENTIAL DEVELOPMENT
- 1,330 SQ FEET OF ACCOMMODATION PRESENTED OVER TWO FLOORS
- OFF ROAD PARKING GARAGE AND PRIVATE REAR GARDEN
- TOP PERFORMING SCHOOLING CATCHMENTS
- VIEWING ESSENTIAL TO DO FULL JUSTICE
- CLOSE TO AMENITIES AND CRYSTAL PEAKS SHOPPING MALL
- PERFECT FOR THE GROWING FAMILY MARKET

GUIDE PRICE £335,000-£350,000

