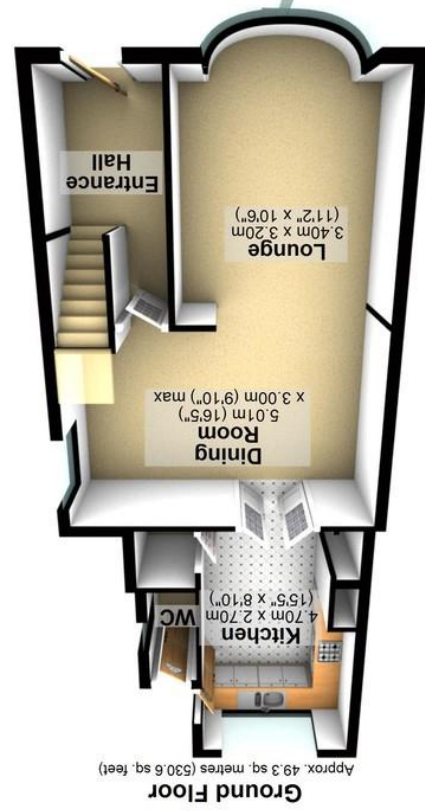
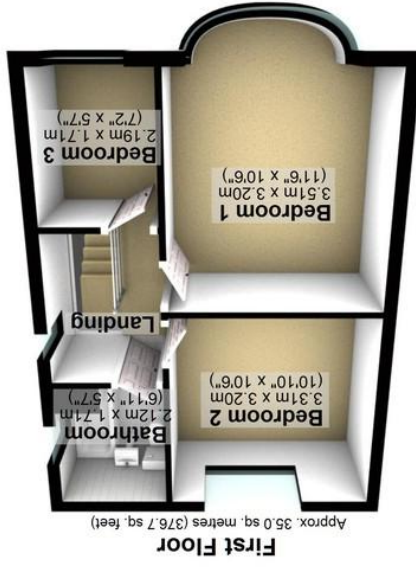


Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

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Energy Efficiency Rating	
Potential	Current
<p>EU Directive 2002/91/EC</p> <p>England & Wales</p> <p>Not energy efficient - higher running costs</p>	
	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
77	62

Total area: approx. 84.3 sq. metres (907.3 sq. feet)
All measurements are approximate
Plan produced using PlanUp.





463 Gleadless Road | Heeley | Sheffield | S2 3AS

Property Tenure: Leasehold

An internal inspection is essential to truly appreciate the space and quality on offer in this stylish and modern extended three bedroomed family home. Ideally located in the heart of this popular residential suburb with easy access to the City Centre as well as having a wealth of local amenities and green spaces within easy walking distance. This deceptively spacious property has been finished throughout to the very highest of standards throughout and enjoys a versatile range of accommodation that would suit any buyer. Briefly consists of entrance hallway, lounge, dining room, extended kitchen, two double bedrooms, single bedroom and family bathroom. Outside is a family friendly three tired garden and to the front is off street parking.



PROPERTY FEATURES

- THREE BEDROOMS
- EXTENDED SEMI-DETACHED FAMILY HOME
- CLOSE TO LOCAL AMENITIES
- EASY ACCESS TO THE CITY CENTRE
- CLOSE TO GREAT TRANSPORT LINKS
- POTENTIAL FOR EXPANSION
- OFF STREET PARKING
- NO EXPENSE SPARED
- TWO RECEPTION ROOMS
- LEASEHOLD WITH 713 YEARS LEFT
- COUNCIL TAX BAND B

OFFERS IN REGION OF £250,000

