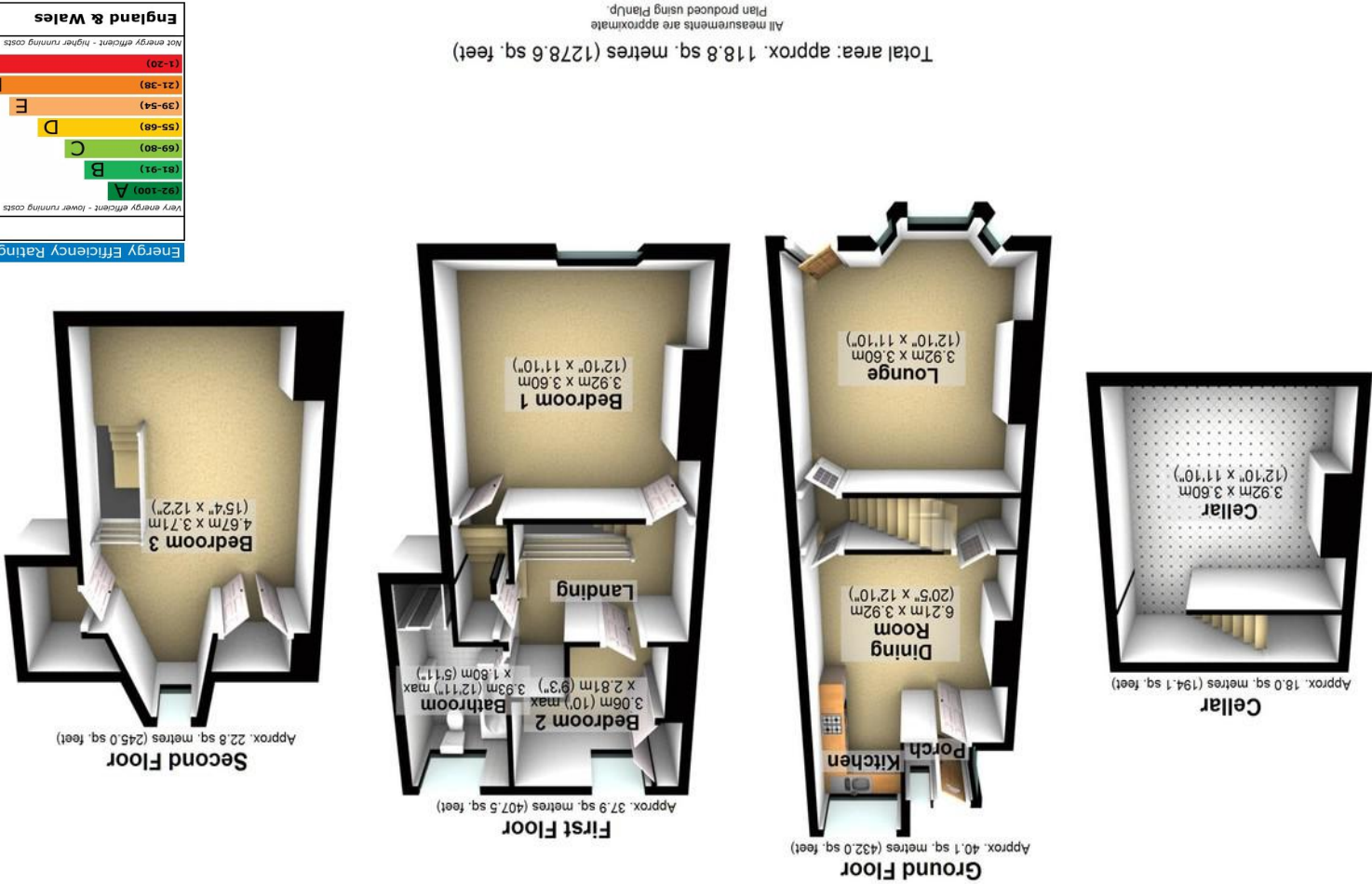


Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

England & Wales		EU Directive 2002/91/EC	
Very energy efficient - lower running costs		Not energy efficient - higher running costs	
A	(92-100)	G	(1-20)
B	(81-91)	F	(21-30)
C	(69-80)	E	(39-54)
D	(55-68)		
Very environmentally friendly - lower CO ₂ emissions		Not environmentally friendly - higher CO ₂ emissions	
Potential	Current	Potential	Current
			38
			38

England & Wales		EU Directive 2002/91/EC	
Very energy efficient - lower running costs		Not energy efficient - higher running costs	
A	(92-100)	G	(1-20)
B	(81-91)	F	(21-30)
C	(69-80)	E	(39-54)
D	(55-68)		
Very environmentally friendly - lower CO ₂ emissions		Not environmentally friendly - higher CO ₂ emissions	
Potential	Current	Potential	Current
			44
			44





14 Kirkstall Road | Sharrow Vale | Sheffield | S11 8XJ

Property Tenure: Leasehold

Located on this quiet no through road away from the hustle and bustle yet within walking distance of fashionable Sharrow Vale with its numerous independent shops, restaurant's and bars is this stunning three bedroomed, bay windowed Victorian terraced property. Ideally placed in the very heart of one Sheffield's most sought after residential suburbs within easy access to central Sheffield, Endcliffe park and of course The Peak District is right on the door step this superb property will appeal hugely to the first time buyers and young professional couple alike and must be viewed internally to be fully appreciated. With super spacious accommodation over three floors and numerous original features that have been retained and blended with a contemporary twist the accommodation in brief comprises;lounge, dining kitchen, access to the cellar, to the first floor are two good sized bedrooms and a family bathroom, the large third bedroom is located on the second floor.



PROPERTY FEATURES

- THREE SPACIOUS BEDROOMS
- BEAUTIFUL PERIOD VICTORIAN TERRACED PROPERTY
- QUIET NO THROUGH ROAD AWAY FROM THE HUSTLE AND BUSTLE
- WALKING DISTANCE TO CENTRAL SHEFFIELD
- VIEWING ESSENTIAL
- RARITY TO MARKET
- NUMEROUS ORIGINAL FEATURES AND CONTEMPORARY FINISH BLENDED EFFORTLESSLY
- PERMIT PARKING TO THE FRONT
- THREE SPACIOUS FLOORS OF ACCOMMODATION
- HEART OF SHARROW VALE

GUIDE PRICE £255,000-£265,000

