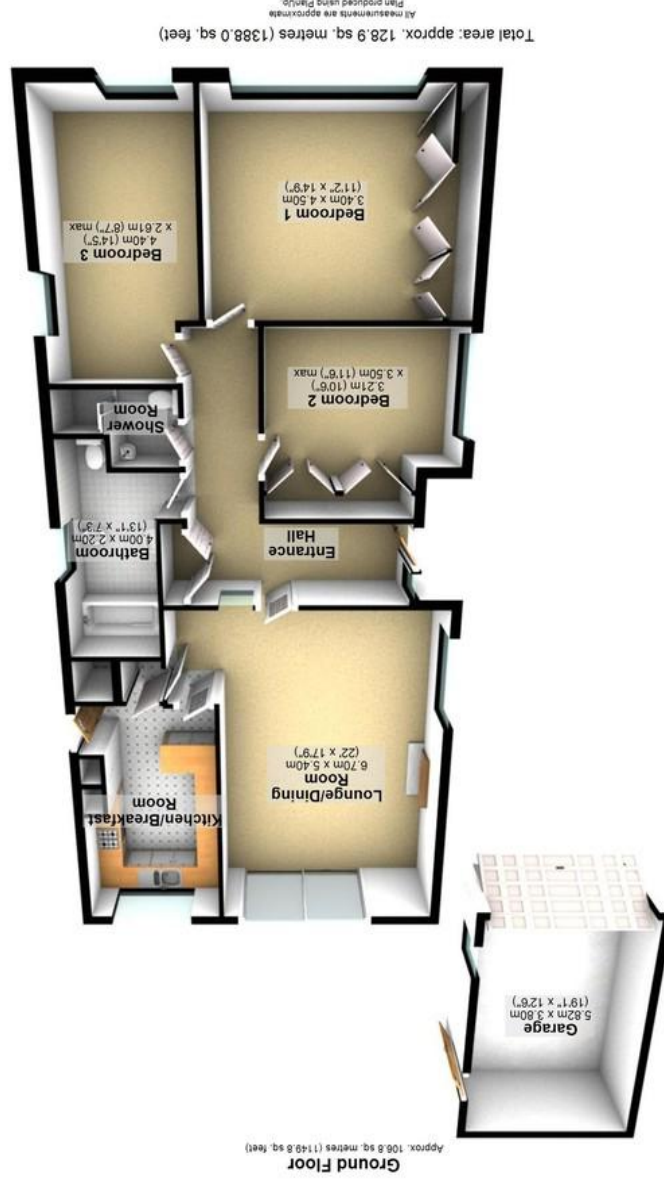


Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

Energy Efficiency Rating	
Current	Potential
England & Wales EU Directive 2002/91/EC www.epc4u.com Not energy efficient - higher running costs 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)	





8 Woodholm Road | Ecclesall | Sheffield | S11 9HS

Property Tenure: Leasehold

An incredibly rare opportunity has arisen to purchase this hugely deceptive three double bedroomed, detached bungalow property, offered to the open market with the benefit of no onward chain and vacant possession number three represents an extremely rare opportunity to market and must be viewed internally to be fully appreciated. Having been well maintained and cared for by the previous owner and allowing further scope and potential if required to further extend the existing accommodation (subject to planning). With large side driveway and detached single garage together with a pleasant rear private garden that backs on to the school grounds. With a deceptive, light and spacious feel throughout this property will be super popular with those looking to downsize or the family market in equal measures. Located in the very heart of Sheffield eleven within easy access of numerous local amenities, Dobcroft and Silverdale schooling catchments are on offer and The Peak District is up the road.



PROPERTY FEATURES

- THREE DOUBLE BEDROOMED DETACHED BUNGALOW
- AMPLE PARKING AND DETACHED GARAGE
- PRIVATE REAR GARDEN BACKING ON TO THE SCHOOL
- HEART OF ULTRA POPULAR ECCLESALL
- PERFECT FOR THOSE LOOKING TO DOWN SIZE OR THE FAMILY MARKET
- DOBCROFT JUNIORS AND SILVERDALE SECONDARY SCHOOLING CATCHMENTS
- AVAILABLE WITH NO ONWARD CHAIN INVOLVED
- POTENTIAL TO FURTHER EXTEND TO THE LOFT SIDE AND REAR (SUBJECT TO PLANNING)
- INCREDIBLY LIGHT AND SPACIOUS THROUGHOUT
- LEASEHOLD 751 YEARS REMAINING COUNCIL TAX BAND E £2,510.23

