



### Viewings

Viewings by arrangement only.  
Call 0114 4830038 to make an appointment.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

### Vendors Comments

We've absolutely loved living at No. 17 for the past 12 years. The high ceilings and those gorgeous exposed fireplaces give the downstairs rooms so much character and warmth—it's a house that feels both stylish and welcoming. Light floods in, and the layout just makes everyday life feel easy and enjoyable.

What really makes it special, though, is where it sits. Being slightly elevated above the street gives it a lovely sense of privacy and calm, and the whole area has a small village vibe we've come to cherish. Woodland is just around the corner, and we've spent countless hours exploring it, along with the stunning Mayfield and Rivelin Valleys. Fulwood Village and Forge Dam are only a short walk away too—perfect for a coffee and cake before heading into the city or wandering further into the hills.

**JC SALES & LETTINGS**

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17 Castlewood Road, Sheffield, S10 4FG

Guide price £435,000

- Three bedroom semi detached
- Flat, enclosed rear garden
- Two reception rooms
- Lots of natural light throughout
- Off road parking
- Popular area of Fulwood
- Elevated position in a cul de sac location
- Well presented
- Close to local schools and amenities
- Guide Price: £435,000 - £450,000

# 17 Castlewood Road, Sheffield S10 4FG

GUIDE PRICE £435,000 - £450,000

Located on a quiet cul-de-sac in the popular and sought after location of Fulwood and benefiting from a private south westerly facing rear garden is this very well presented family home.

Full of character and charm, this bay-fronted property offers a generous amount of living accommodation and an opportunity for development, in one of Sheffield's most popular suburbs.

The property also benefits from off-road parking and a garage.

In brief, the house provides a light and spacious entrance hall, lounge with a feature fireplace, dining room, kitchen, and garage access. To the first floor, there are three bedrooms and a family bathroom.

Fulwood is a highly sought-after area among families and professionals, thanks to its excellent local amenities and fantastic links to the Peak District.

EPC Grade: D



Council Tax Band: C

