



### Viewings

Viewings by arrangement only.  
 Call 0114 483 0038 to make an appointment.

### Vendors Comments

Add text here

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>87</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>63</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



90 Townhead Road, Sheffield, S17 3GB

£1,800 Per month

- Boasting a wealth of charm and character
- Very large, three bedroom semi-detached property
- Very well presented throughout
- Excellent location in the highly sought after Dore Village
- Viewing highly recommended
- Truly unique, period property
- Conservatory to the rear
- Well maintained gardens to the front and rear
- Close to an abundance of local amenities
- EPC Grade D

# 90 Townhead Road, Sheffield S17 3GB

Boasting a wealth of CHARM & CHARACTER is this TRULY UNIQUE and IMMACULATELY PRESENTED, three bedroom semi-detached property, situated in the HIGHLY SOUGHT AFTER location of DORE VILLAGE.

Ideal for a family or professional couple and conveniently located for a host of local amenities in Dore Village, excellent local schools, public transport links and access to the countryside.

In brief the accommodation comprises: living room, dining room, open plan kitchen/dining area, conservatory, downstairs WC, three first floor bedrooms, bathroom/WC and a separate shower room. Very well presented gardens to the front and rear.

An internal inspection is highly recommended to appreciate the size and standard of accommodation on offer!  
EPC Grade D.



Council Tax Band: F

