

### Viewings

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

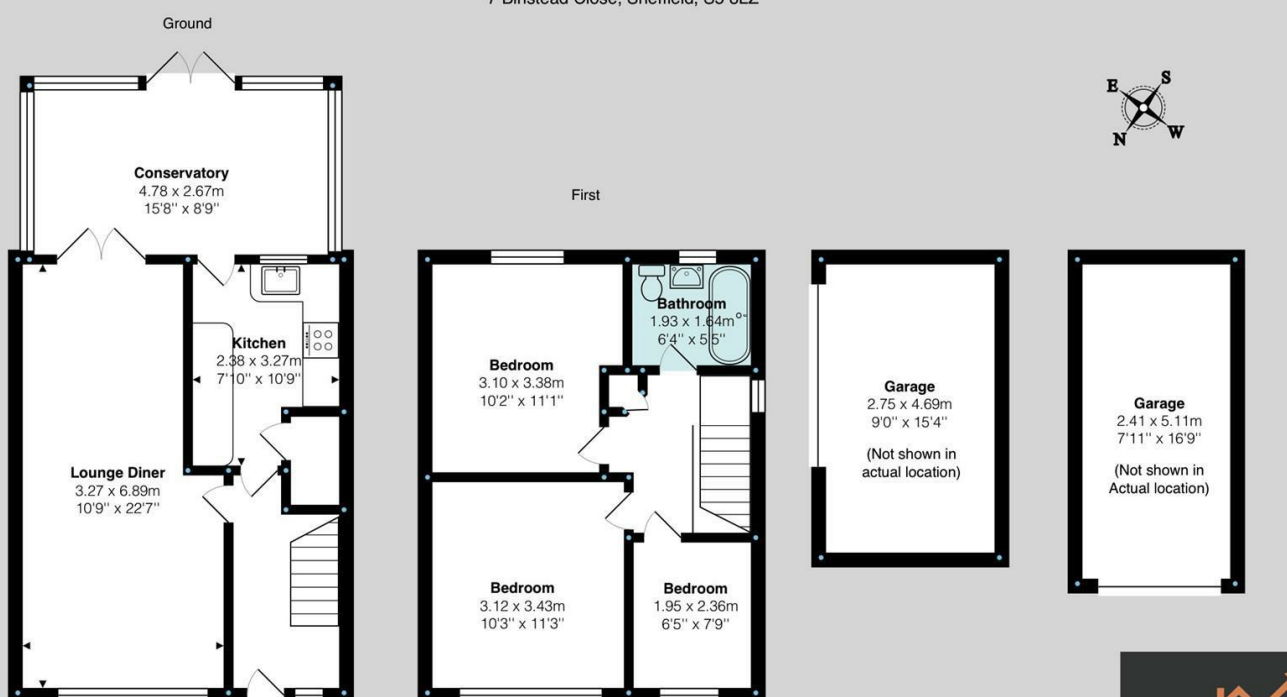
### Vendors Comments

Add text here

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>89</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>74</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	



7 Binstead Close, Sheffield, S5 8LZ



**Ground**

- Conservatory: 4.78 x 2.67m (15'8" x 8'9")
- Kitchen: 2.38 x 3.27m (7'10" x 10'9")
- Lounge Diner: 3.27 x 6.89m (10'9" x 22'7")


**First**

- Bedroom: 3.10 x 3.38m (10'2" x 11'1")
- Bedroom: 3.12 x 3.43m (10'3" x 11'3")
- Bedroom: 1.95 x 2.36m (6'5" x 7'9")
- Bathroom: 1.93 x 1.64m (6'4" x 5'5")

**Garage**

- Garage: 2.75 x 4.69m (9'0" x 15'4") (Not shown in actual location)
- Garage: 2.41 x 5.11m (7'11" x 16'9") (Not shown in actual location)

Total Area: 84.8 m<sup>2</sup> ... 912 ft<sup>2</sup> (excluding garage)  
 All measurements are approximate and for display purposes only




### 7 Binsted Close, Sheffield, S5 8LZ

Asking price £225,000

- Huge corner plot
- Two garages included
- Highly sought after cul-de-sac
- Ideal first time purchase
- Situated conveniently for The Northern General Hospital
- Large south facing garden
- Conservatory to the rear
- Excellent family home
- Close to an abundance of local amenities
- Early viewing is highly recommended

# 7 Binsted Close, Sheffield S5 8LZ

\*\*\* AN EXCELLENT OPPORTUNITY TO ACQUIRE THIS BEAUTIFULLY POSITIONED HOME \*\*\*

Occupying a SUBSTANTIAL CORNER PLOT within this highly sought after cul-de-sac position is this well proportioned property, which is likely to be of particular interest to a first time buyer or family alike. Enjoying a SOUTH FACING rear garden, TWO GARAGES and CONSERVATORY to the rear, this property offers a rare combination of space, privacy and an enviable setting. The property stands on a generous plot with a particularly large garden, making it ideal for those seeking excellent outside space, potential for family living and a property which truly needs to be viewed to be fully appreciated. The position of the property is a particular feature, tucked away within a desirable residential cul-de-sac whilst remaining conveniently located for access to an abundance of local amenities. The property is well placed for excellent transport links and is within easy reach of shops, schools and a wide range of everyday amenities, including the Northern General Hospital, making it a highly convenient location for a variety of purchasers. Overall, this is a rare opportunity to purchase a property standing on a huge corner plot in a highly regarded location, with a large south facing garden, two garages and an open aspect to the rear. An early viewing is highly recommended to avoid disappointment.



Council Tax Band: B

