JC SALES & LETTINGS

Tel: 0114 483 0038
E-mail: sales@jc-salesandlettings.com
Website: www.jc-salesandlettings.com

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) A		
(81-91) B		86
(69-80) C		
(55-68) D	71	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales   EU Directive 2002/91/EC

GROUND FLOOR
40.2 SQ M / 433 SQ FT

DINING ROOM
3.12 x 2.82
10'3 x 9'3

KITCHEN
3.10 x 2.69
10'2 x 8'10

CAR PORT

LIVING ROOM
3.73 x 3.48
12'3 x 11'5

UP

IN

FIRST FLOOR
38.1 SQ M / 410 SQ FT

BEDROOM
3.43 x 3.12
11'3 x 10'3

DN

BEDROOM
3.51 x 3.10
11'6 x 10'2

BEDROOM
2.46 x 2.41
8'1 x 7'11

Illustration for identification purposes only, measurements are approximate, not to scale.

208 Warminster Road, Sheffield, S8 8PQ

£1,100 Per month

- Available for immediate occupation
- Highly sought after Norton Lees location
- Two reception rooms offering flexible living
- Large carport
- Close to amenities, transport links and schools
- Well presented three bedroom semi-detached home
- Must be viewed to be fully appreciated
- Driveway providing off-road parking
- Ideal for professional couple or family
- Gardens to the front and rear

33 Townhead Road, Dore, Sheffield, South Yorkshire, S17 3GD
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*** AVAILABLE FOR IMMEDIATE OCCUPATION ***

A WELL PRESENTED THREE BEDROOM SEMI-DETACHED HOME, which MUST BE VIEWED to be fully appreciated, situated within the HIGHLY SOUGHT AFTER residential area of NORTON LEES.

The property offers versatile living space and benefits from TWO RECEPTION ROOMS, along with a DRIVEWAY PROVIDING OFF ROAD PARKING and a LARGE CARPORT — ideal for families or anyone needing excellent parking/storage options.

Perfectly suited to a professional couple or family, the home is conveniently located close to an abundance of local amenities, public transport links and well regarded local schools.

In brief, the accommodation comprises: entrance hall, open plan living room / dining room, kitchen and rear entrance porch to the ground floor. To the first floor are three bedrooms and a bathroom / WC. Externally, there are gardens to the front and rear.

An early viewing is highly recommended to avoid disappointment!

EPC Grade C.

🛏 3   🛁 1   🛋 2   ≣ C   Council Tax Band: B