

# 20 358 School Road, Crookes, Sheffield S10 1GR

GUIDE PRICE: £125,000-£135,000

VACANT HOUSE

- **Substantial stone fronted end terrace**
- **Prominent corner position**
- **Close to the University and facilities in Crookes**
- **Bay windows on both elevations**
- **Two reception rooms and separate kitchen**
- **Two first floor bedrooms and bathroom**
- **Large attic bedroom**
- **Central heating and double glazing**
- **Potential for owner occupation or letting**

## Ground Floor

Sitting Room 4.90m x 4.56m overall with bay window  
 Inner Lobby and Cellar Head  
 Dining Room 3.64m x 4.56m  
 Side Entrance Lobby  
 Kitchen 2.97m x 2.4 m

## Basement

Front and Rear Cellars

## First Floor

Landing  
 Front Bedroom One 5.00m x 3.61m with closet  
 Rear Bedroom Two 2.49m x 2.78m  
 Bathroom /WC 2.77m x 1.92m

## Second Floor

Attic Bedroom 4.51m x 4.08m

## Outside

The property occupies a prominent corner position  
 Paved forecourt  
 Rear yard

## EPC Rating F

The full Energy Performance Certificate is available via our website

**SOLICITORS** Lewis Francis  
 Blackburn Bray, 14-16 Paradise Square, Sheffield S1 2DE  
 (Ref: Mr K B Exell)

**VIEWING** Mondays 7, 14, 21 & 28 October at 11am prompt. Thursdays 10, 17 & 24 October at 11am prompt.

