



106 Cobden View Road, Sheffield, S10 1HS

Offers Around £220,000









# 106 Cobden View Road

Sheffield, S10 1HS

Sure to be of interest to a young couple, family or investor is this lovely three bedroomed terraced property which is located a stones throw from Crookes and its wide range of independent bars, vibrant restaurants and coffee shops. No 106 has gas fired combination central heating, Aranthracite UPVC double glazing (installed 2022) and a large South-Westerly facing rear garden and patio area. The accommodation comprises of an entrance hall leading into a spacious sitting room with wood effect flooring and recess spotlights and useful under stair storage area. A hallway leading to the rear of the house comprised of a useful shower room and W.C. leading into the dining-kitchen with gas hob, electric oven and dual extractor canope with lovely views overlooking the garden. To the first floor double bedroom one and two, a stylish bathroom with contemporary white suite with bath, shower and recess spotlights and bedroom three. This property offers scope for development, drawings and calculations are available upon request.

Council Tax Band - A

Tenure - Freehold





Directions

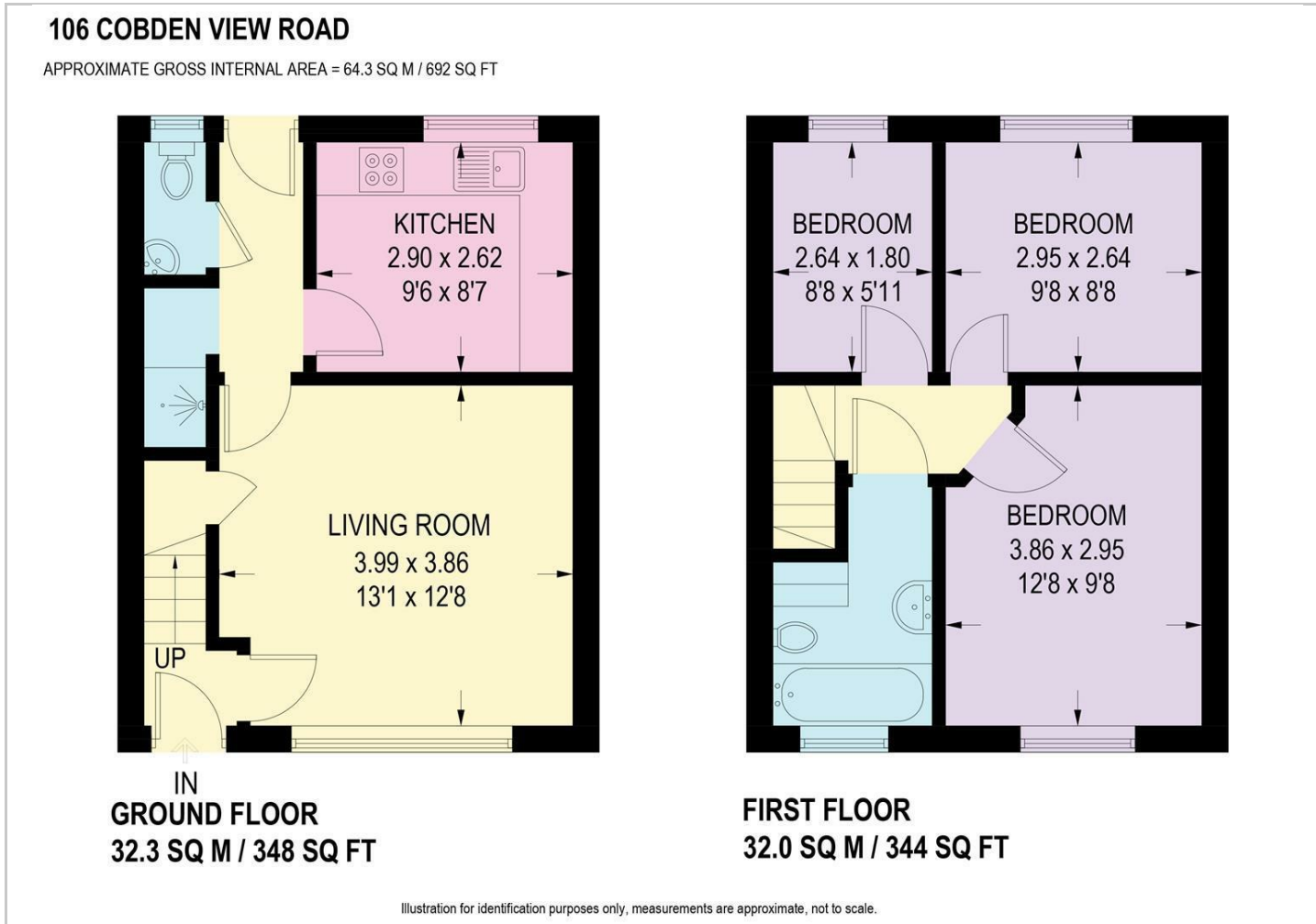








## Floor Plans



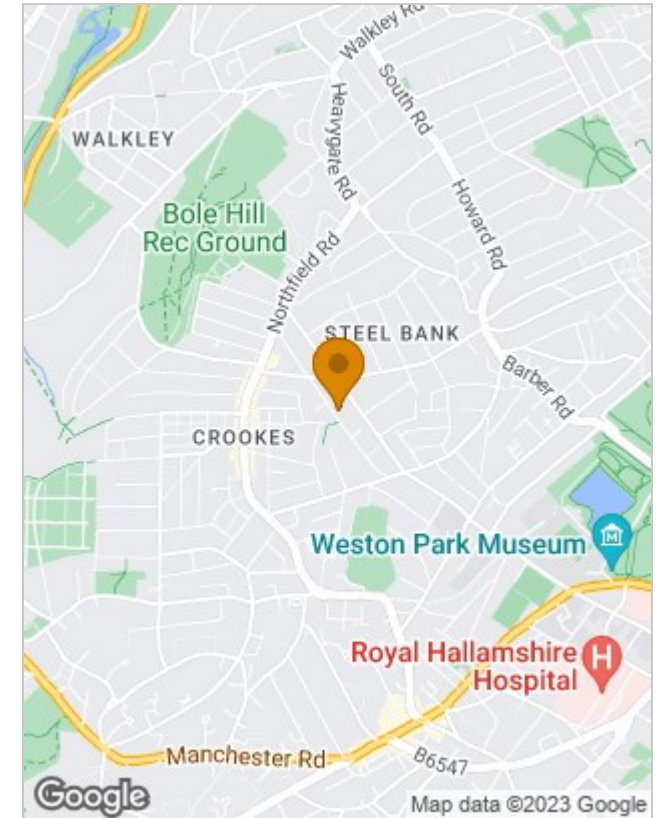
## Viewing

Please contact our Sheffield Sales Office on 01142309644 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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## Location Map



## Energy Performance Graph

