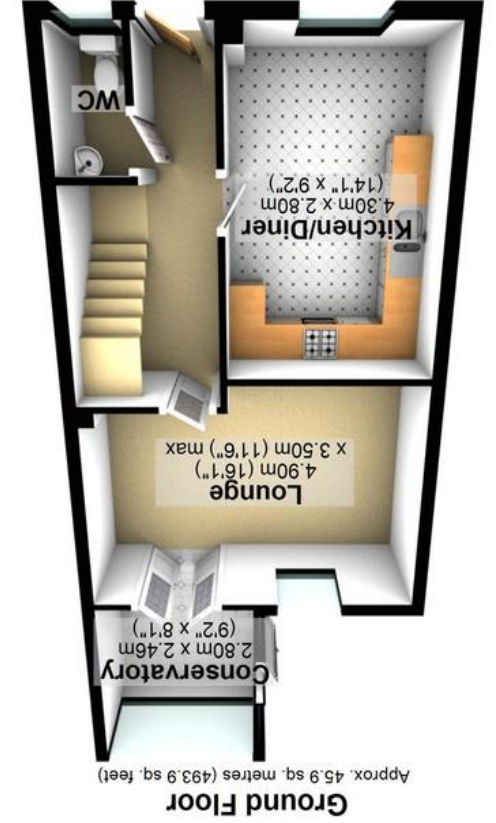
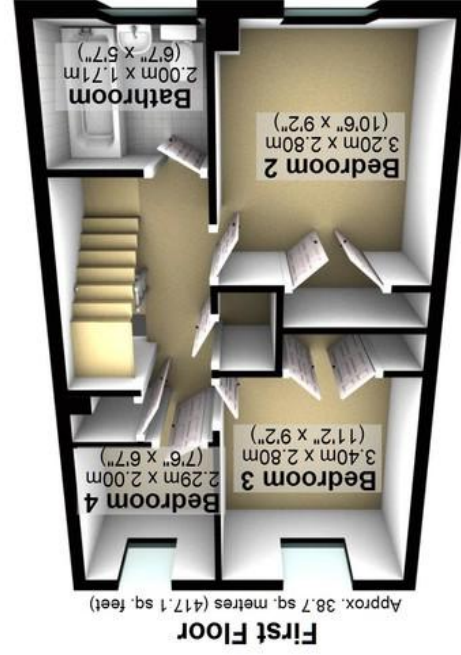
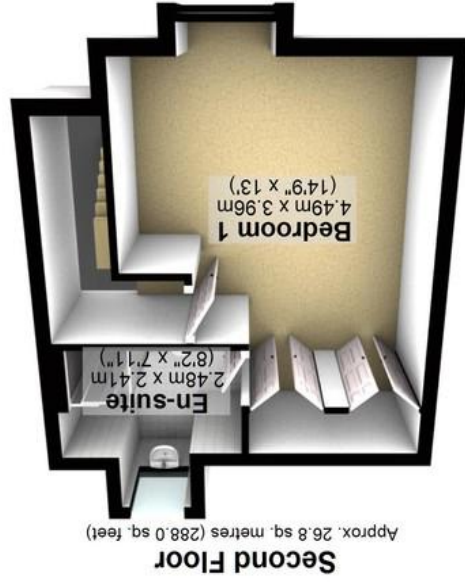


Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

England & Wales		England & Wales	
EU Directive 2002/91/EC	EU Directive 2002/91/EC	EU Directive 2002/91/EC	EU Directive 2002/91/EC
Very energy efficient - lower running costs	Very energy efficient - lower running costs	Very energy efficient - lower running costs	Very energy efficient - lower running costs
(92-100) A	(92-100) A	(92-100) A	(92-100) A
(81-91) B	(81-91) B	(81-91) B	(81-91) B
(69-80) C	(69-80) C	(69-80) C	(69-80) C
(55-68) D	(55-68) D	(55-68) D	(55-68) D
(39-54) E	(39-54) E	(39-54) E	(39-54) E
(21-38) F	(21-38) F	(21-38) F	(21-38) F
(1-20) G	(1-20) G	(1-20) G	(1-20) G
Not environmentally friendly - higher running costs	Not environmentally friendly - higher running costs	Not environmentally friendly - higher running costs	Not environmentally friendly - higher running costs
Current	Current	Potential	Potential
76	88	89	89

Total area: approx. 111.4 sq. metres (1199.0 sq. feet)  
All measurements are approximate  
Plan produced using PlanUp.





48 Gleadless View | Gleadless | Sheffield | S12 2UL

Property Tenure: Leasehold

An incredibly spacious and very deceptive four bedroomed, two bath/shower roomed town house style property. Enjoying an extended rear sun room, two newly fitted contemporary bathrooms, off road parking and rear private southerly facing garden. Located on this quiet no through residential road in the very heart of this incredibly popular residential suburb number 48 simply must be viewed internally to be fully appreciated and will appeal hugely to the professional couple and young family market alike. Finished internally to the very highest of standards by the current vendors with absolutely no expense spared the property enjoys three super light and spacious floors of accommodation with the master bedroom located on the top that benefits from fabulous views and private en suite. Falling within catchment for reputable schools, great local amenities are on hand, central Sheffield and The Peak District is also close by.



### PROPERTY FEATURES

- FABULOUS FOUR BEDROOMED TOWN HOUSE STYLE PROPERTY
- THREE SPACIOUS FLOORS OF ACCOMMODATION
- TWO NEWLY FITTED BESPOKE BATHROOMS
- OFF ROAD PARKING TO THE FRONT
- PRIVATE REAR SOUTHERLY FACING GARDEN
- WELL SOUGHT AFTER RESIDENTIAL SUBURB CLOSE TO AMENITIES
- REPUTABLE LOCAL SCHOOLING CATCHMENTS
- VIEWING ESSENTIAL TO DO FULL JUSTICE
- STUNNING MASTER BEDROOM WITH EN SUITE AND VIEWS
- QUIET RESIDENTIAL ROAD WITH NO THROUGH ACCESS

