



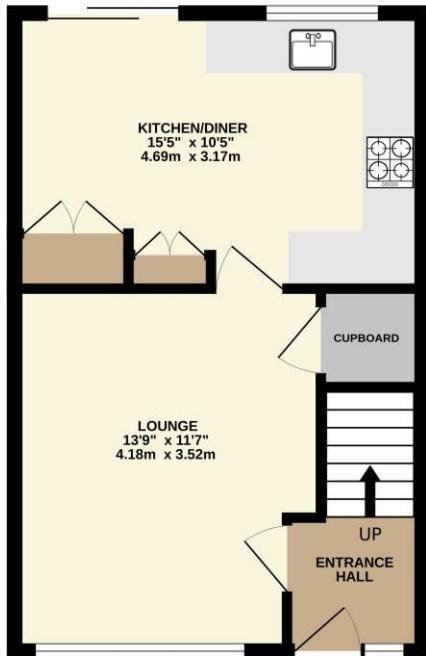
## 9 Scafell Place | North Anston | Sheffield | S25 4JR

Guide Price £200,000 to £210,000

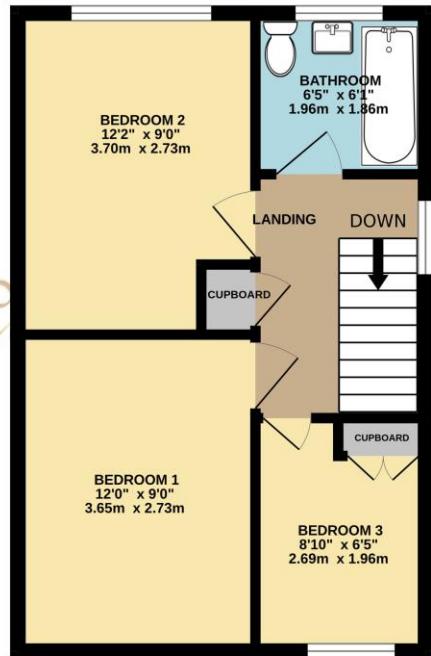
Bell & Co Estates are delighted to present this beautifully presented three-bedroom semi-detached home in the heart of North Anston. Finished to a high standard throughout with modern features and landscaped gardens. Entrance hallway leading into the main living area, front-facing spacious lounge with a handy understairs storage cupboard. Recently fitted modern kitchen with integrated appliances, ample cupboard & worktop space with open dining area with French doors opening onto the patio – ideal for entertaining. Upstairs are three good-sized bedrooms on the first floor. Stylish modern family bathroom, complete with shower over bath, wash basin and WC. Front garden with grassed area and private driveway, carport, providing sheltered parking with access to recently landscaped rear garden, featuring large lawned area, decking with pergola – perfect for relaxing outdoors, large patio space ideal for summer dining or entertaining. Situated in the sought-after area of North Anston, walking distance to local shops, reputable schools, and public transport. Easy access to M1 & A57 for commuters. Close to open green spaces and local parks. This modern and move-in-ready home offers a perfect blend of stylish interior, outdoor living, and practical features. Whether you're looking for your first home or an ideal space for the family, this one ticks all the boxes.



GROUND FLOOR  
371 sq.ft. (34.5 sq.m.) approx.



1ST FLOOR  
371 sq.ft. (34.5 sq.m.) approx.



TOTAL FLOOR AREA : 743 sq.ft. (69.0 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any inaccuracy or misdescription. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Contact Details

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9 Scafell Place  
 North Anston  
 SHEFFIELD  
 S25 4JR

Energy rating

**D**

Valid until  
**10 May 2032**

Certificate number  
**6913-4062-9002-0895-5002**

**Property type** Semi-detached house

**Total floor area** 67 square metres

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