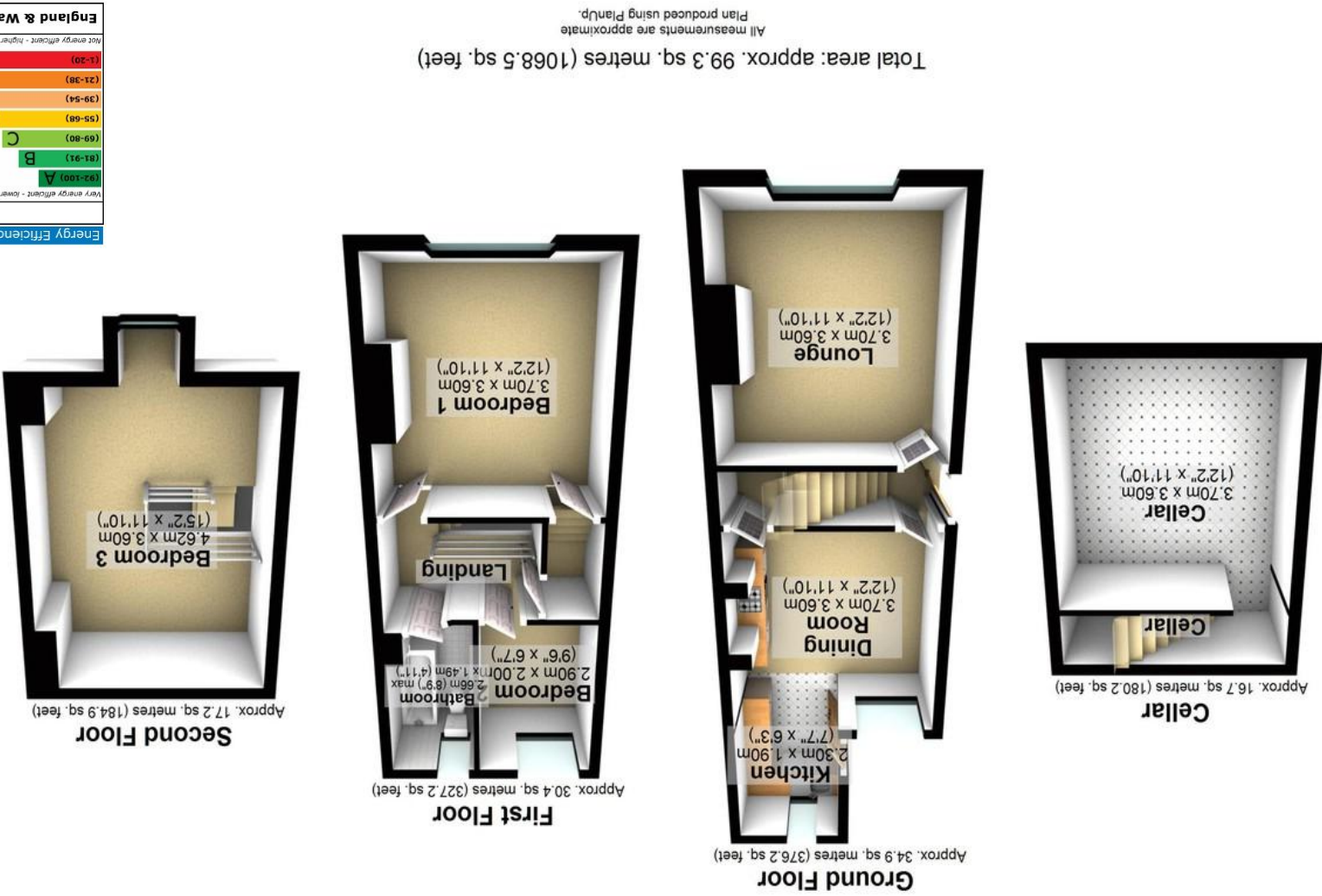


Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
Not environmentally friendly - higher CO ₂ emissions		Not environmentally friendly - higher running costs	
G		G	
F		F	
E		E	
D		D	
C		C	
B		B	
A		A	
Very environmentally friendly - lower CO ₂ emissions		Very energy efficient - lower running costs	
Current		Current	
Potential		Potential	

England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
Not environmentally friendly - higher CO ₂ emissions		Not environmentally friendly - higher running costs	
G		G	
F		F	
E		E	
D		D	
C		C	
B		B	
A		A	
Very environmentally friendly - lower CO ₂ emissions		Very energy efficient - lower running costs	
Current		Current	
Potential		Potential	



WHITEHORNES

Buy. Sell. Let. Relax!

230 COBDEN VIEW ROAD | CROOKES | SHEFFIELD | S10 1HT

GUIDE PRICE £225,000-£240,000



230 Cobden View Road | Crookes | Sheffield | S10 1HT Property Tenure: Leasehold
An incredibly rare opportunity has arisen to purchase this strikingly attractive, three bedroomed, stone fronted period semi detached home. Located in the very heart of fashionable Crookes within a short stroll of the buzzing high street with its vibrant mix of independent cafes and restaurants, universities, hospitals and central Sheffield are all within easy reach. Enjoying excellent schooling catchments this beautiful property will be of particular interest to the young family and professional couple alike and must be viewed internally to be fully appreciated. With three spacious floors of well presented and very light accommodation, potential if needed to convert the existing basement, fabulous views and an open rear dining kitchen that flows in to the off shot number 230 is also close to parks and of course The Peak District is right next door.



PROPERTY FEATURES

- THREE BEDROOMED SEMI DETACHED
- STONE FRONTED PERIOD QUALITY BUILD
- SUPER POPULAR RESIDENTIAL SUBURB OF CROOKES
- EASY ACCESS TO UNIVERSITIES HOSPITALS AND CENTRAL SHEFFIELD
- INCREDIBLY LIGHT THROUGHOUT THE THREE FLOORS
- TOP PERFORMING SCHOOL CATCHMENTS
- VIEWING ESSENTIAL TO DO FULL JUSTICE
- PERFECT FOR THE FAMILY OR YOUNG PROFESSIONAL COUPLE
- PEAK DISTRICT ON THE DOORSTEP
- POTENTIAL TO CONVERT THE BASEMENT IF NEEDED

GUIDE PRICE £225,000-£240,000

