



Spencer.

5, Holberry Close, Sheffield, S10 2FQ

**Buy** —

this substantial, double fronted traditional terrace family home with four double bedrooms, some period features, offering excellent further potential in a popular and convenient location.

— from *Spencer.*

- Available with no onward chain
- Double fronted terraced home with excellent potential
- Superbly proportioned
- Four double bedrooms and two bathroom
- Large kitchen diner and two further reception rooms
- Large storage cellars offering even further potential
- Enclosed and private rear courtyard garden
- Council Tax Band-
- EPC Rating-C
- What3words:///dime.galaxy.races



**£290,000**



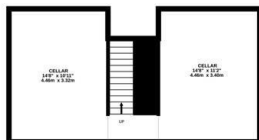




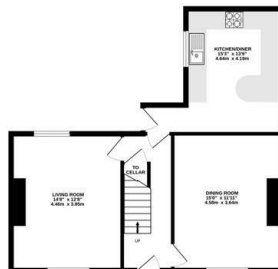


# Floorplan

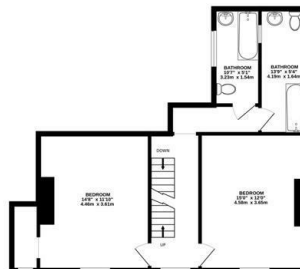
**BASEMENT**  
365 sq.ft. (33.9 sq.m.) approx.



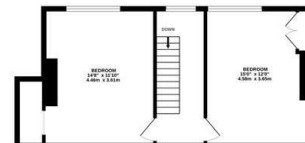
**GROUND FLOOR**  
593 sq.ft. (55.1 sq.m.) approx.



**1ST FLOOR**  
612 sq.ft. (56.8 sq.m.) approx.



**2ND FLOOR**  
455 sq.ft. (42.3 sq.m.) approx.



**TOTAL FLOOR AREA : 2024 sq.ft. (188.0 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 error, omission or mis-statement. 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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+44 (0)114 268 3682  
info@spencersestateagents.co.uk  
469 Ecclesall Road, Sheffield, S11 8PP  
SpencersEstateAgents.co.uk

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