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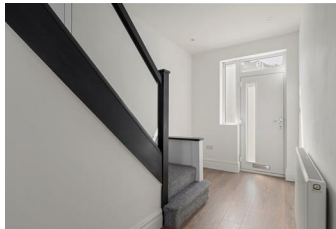
49, Den Bank Drive, Sheffield, S10 5PF

Buy —

this truly unique and spacious four bedroom semi detached home, carefully and beautifully renovated, offering a wealth of flexible space, storage and has stunning views and a larger enclosed rear garden with ample off street parking, EV Charge point, detached garage and under-croft room.

— from *Spencer.*

- Available with no chain
- Superbly renovated four bedroom semi-detached home
- Separate bay-windowed lounge
- Spacious open-plan kitchen/dining space with elevated balcony
- Lower ground bedroom four with ensuite & separate utility
- Ample driveway and detached single garage with undercroft store
- Stunning views and larger than average enclosed rear garden
- Council Tax Band-C
- EPC Rating-C
- [What3Words///month.socket.spirit](https://www.what3words.com/month.socket.spirit)



£595,000







# Floorplan

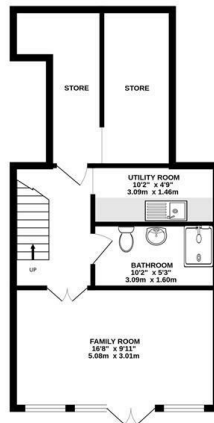
DETACHED GARAGE AND  
STORE (OVERS) GROUND FLOOR  
128 sq.ft. (11.9 sq.m.) approx.



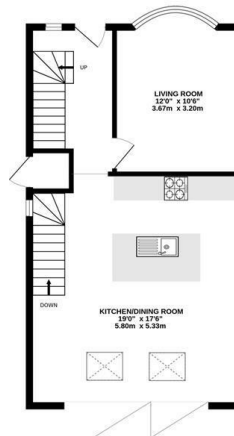
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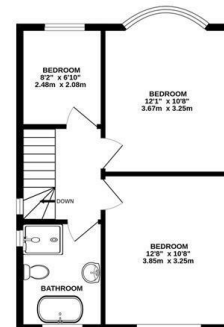
BASEMENT  
472 sq.ft. (43.9 sq.m.) approx.



GROUND FLOOR  
299 sq.ft. (27.6 sq.m.) approx.



1ST FLOOR  
438 sq.ft. (40.5 sq.m.) approx.



TOTAL FLOOR AREA : 1700 sq.ft. (157.9 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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Viewing: Via the Agents

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