



Spencer.

24, Harefield Road, Sheffield, S11 8NU

## Buy —

this superbly presented four/five-bedroom traditional mid terrace property in the heart of vibrant Ecclesall Road. Making an ideal first time buy, larger family home or excellent rental investment opportunity, having Gold and Snug awards.

— from *Spencer.*

- Available with no onward chain
- Superbly presented and proportioned throughout
- Four/Five double bedroom mid terrace home
- Bay windowed lounge
- Dining room and fitted larger off-shot kitchen
- Bathroom and shower room
- Rear yard in Southerly position
- Council Tax Band-B
- EPC Rating-C
- What3Words///person.dinner.locke



Offers Around

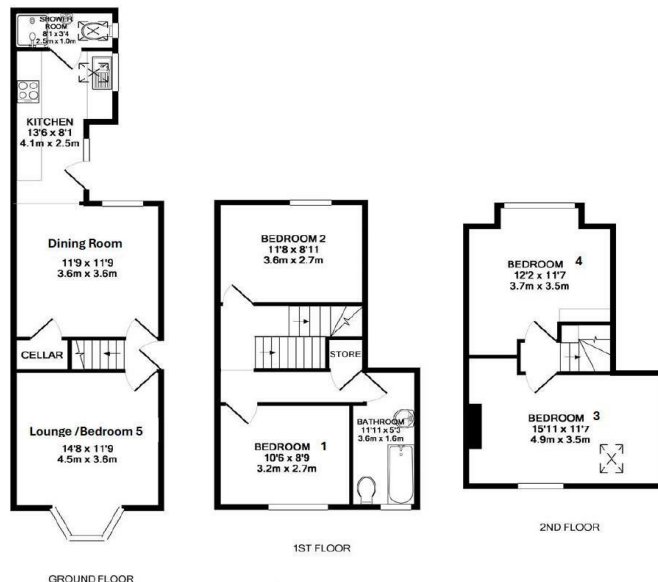
**£295,000**







# Floorplan



GROUND FLOOR

1ST FLOOR

2ND FLOOR

TOTAL APPROX. FLOOR AREA 1152 SQ.FT. (107.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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All enquiries and negotiations conducted via the Spencers office. We are obliged under the Estate Agent Act 1991 to qualify all offers and an independent mortgage consultant will speak to you to substantiate your details. The particulars are set out as a general outline only for guidance and do not constitute part of an offer or contract. Measurements are given in good faith and believed to be correct. Any prospective buyer should satisfy themselves as to the correctness of all statements and should not rely on them as representation of fact. No person in the employment of Spencers has any authority to make or give representation or warranty whatever in relation to this property.

Viewing: Via the Agents

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