

8 Cramfit Close, North Anston, Sheffield, S25 4GT



****NO CHAIN**** Superb extended four bedroom detached house set over three. The accommodation comprises ground floor hallway, lounge with substantial inbuilt storage cupboards, shelving and space for TV, dining kitchen with a range of wall, drawer and base cabinets, complementing wooden work surfaces incorporating a Belfast sink, there is space for Range style cooker, integrated fridge freezer and plumbing for dishwasher and automatic washing machine. Stairs rise to the first floor landing leading to three bedrooms, bathroom and study. Further stairs give access to the attic bedroom. To the front of the property is a block paved driveway

£240,000 Leasehold

The property comprises

Hallway

Lounge - 1.37m x 1.6m (4' 6" x 5' 3")

Dining Kitchen - 3.18m x 5.05m (10' 5" x 16' 7")

First Floor Landing

Bedroom 1 - 3.07m x 5.03m (10' 1" x 16' 6")

Bedroom 2 - 3.18m x 3.76m (10' 5" x 12' 4")

Bedroom 3 - 1.65m x 3.23m (5' 5" x 10' 7")

Office - 2.11m x 2.36m (6' 11" x 7' 9")

Attic Bedroom - 2.74m x 4.85m (9' x 15' 11")

Bathroom

Garage - 3.47m (widest) x 5.17m (11' 5" x 17')



Any areas, measurements or distances referred to are given as a guide only and are not precise. Floor plans are not drawn to scale and are provided as an indicative guide to help illustrate the general layout of the property only.
Plan produced using 'AutoCAD'.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (B9-B6)	A	
(B5-B1)	B	
(B4-B1)	C	
(D5-D6)	D	
(D9-D4)	E	
(F1-F6)	F	
(G1-G6)	G	
Not energy efficient, higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (B9-B6)	A	
(B1-B6)	B	
(C9-C6)	C	
(D5-D6)	D	
(D9-D4)	E	
(F1-F6)	F	
(G1-G6)	G	
Not environmentally friendly - higher CO ₂ emissions (1-20)		
England & Wales	EU Directive 2002/91/EC	

To arrange a viewing, please call us on 0114 287 8696 or email us at info@2roost.co.uk.

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