



23, Jacobs Drive, Sheffield, S5 6EB

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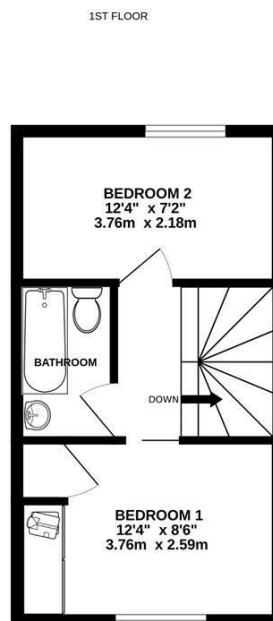
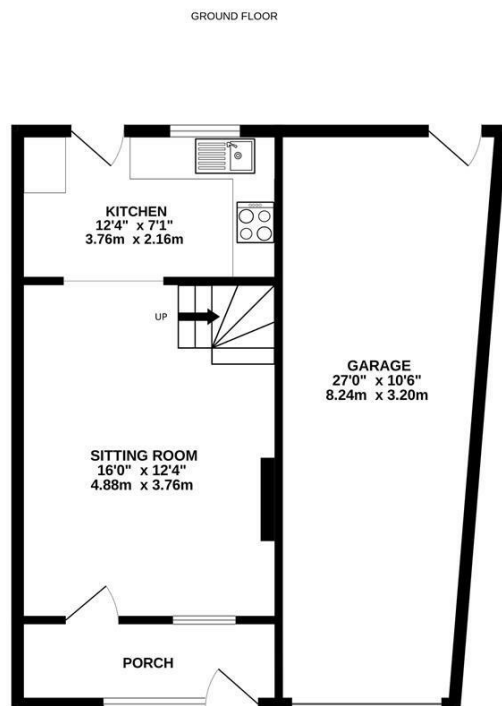
Description

A lovely and deceptively spacious property situated on this quiet cul de sac close to Concorde Leisure and the well regarded Hinde House School. This super property offers accommodation over two floors and the potential to be extended to the rear (subject to regs) or into the large, tandem garage. The property is available to buy with a replacement kitchen (safely stored in the garage) for the next owner to install if required, at no extra charge. The location, between Wincobank and Shiregreen is very convenient for commuters who wish to access the motorway corridor of the M1 and regular transport links can whisk you into the centre of town or Meadowhall in no time at all. The well presented interior is complemented by off road parking, a large, tandem garage (ideal for storage) and a generous rear garden.

- Two good double bedrooms.
- Modern bathroom.
- Large living room.
- Fitted kitchen overlooking the rear garden and a replacement kitchen (stored in the garage) included in the sale at no extra charge.
- Off road parking.
- Large, tandem garage for storage.
- UPVC double glazing and modern gas central heating via a combination boiler.
- Great location close to Meadowhall and Concorde Leisure Complex.
- Freehold
- EPC rating C-69 and Council Tax Band A.





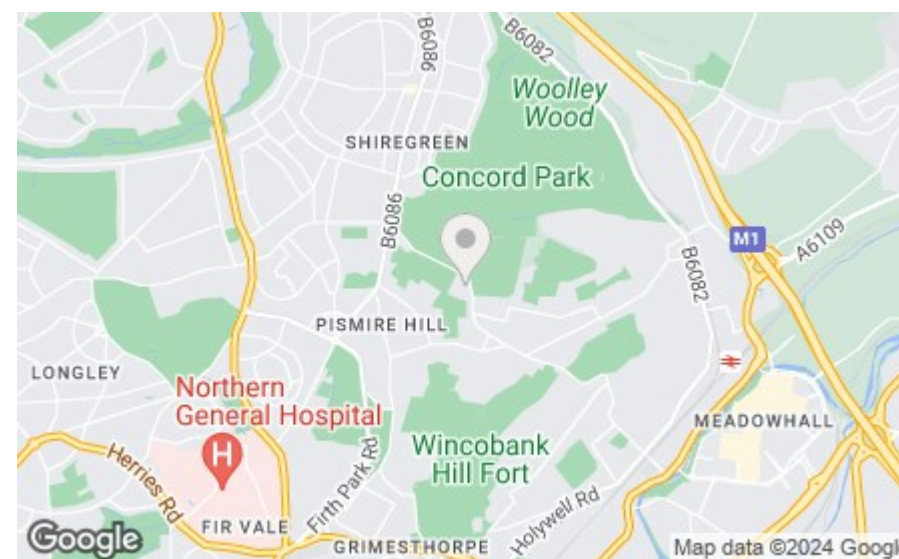


THE GARAGE IS NOT INCLUDED IN THE TOTAL FLOOR AREA

TOTAL FLOOR AREA: 632sq. ft. (58.7 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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