

51 Richworth Road

Sheffield, S13 8UG

Price Guide £240,000



3



1



2



C

51 Richworth Road



Description

Description

An extended 1940's semi detached property that offers extended accommodation over two floors. The property has been extended, on the ground floor, to the rear and now has the benefit of three reception areas and the potential to knock through and create a large dining kitchen if required (subject to regs). The plot is generous and features gardens to the front, side and rear and due to this, it is suggested that there is ample room to extend and nearly double the size of the property if more space was required. The location in Handsworth is first class. Close to the excellent amenities that can be found on Handsworth Road, highly regarded schooling and picturesque walks. This super leasehold property has an 800 year lease from 1946 and is available with no onward chain.

Important Information

Anti-Money Laundering (AML) Checks - As part of making an offer, we're required by law to complete Anti-Money Laundering (AML) checks to confirm the identity of all purchasers. To cover the cost of this process, a fee of £30 inc VAT per buyer is payable when your offer is accepted. This is a standard requirement for all buyers and helps us ensure your offer can be progressed as quickly and smoothly as possible.



Ground Floor
Approx. 47.1 sq. metres (506.6 sq. feet)

Garden Room
1.96m x 4.97m
(6'5" x 16'4")

Kitchen
3.03m (9'11") max
x 2.36m (7'9")

Dining Room
3.03m x 2.87m
(9'11" x 9'5")

Living Room
3.68m (12'1") max
x 3.35m (11')

Entrance Hall
2.86m x 1.88m
(9'5" x 6'2")

First Floor
Approx. 36.6 sq. metres (393.8 sq. feet)

Bathroom
2.02m x 2.18m
(6'8" x 7'2")

Bedroom 2
3.03m x 3.04m
(9'11" x 10')

Landing
2.30m x 2.18m
(7'7" x 7'2")

Bedroom 1
3.68m (12'1") max
x 3.04m (10')

Bedroom 3
2.29m x 2.18m
(7'6" x 7'2")

Total area: approx. 83.7 sq. metres (900.4 sq. feet)

All measurements are approximate
Yorkshire EPC & Floor Plans Ltd
Plan produced using PlanUp.

51 Richworth Road

Please contact our ELR Banner Cross Office on 0114 268 3388 if you wish to arrange a viewing appointment for this property or require further information.

Eadon Lockwood and Riddle, 888 Ecclesall Road, Sheffield, South Yorkshire, S11 8TP
Tel: 0114 268 3388 Email: bannercross@elr.co.uk <https://www.elr.co.uk>

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>	69	83
England & Wales EU Directive 2002/91/EC Environmental Impact (CO₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales EU Directive 2002/91/EC		