



FREEHOLD

House - Semi-Detached

# GISBORNE ROAD, SHEFFIELD, S11

Guide price

# £425,000

## FEATURES

- Extensively refurbished and remodelled three bedroom semi-detached home set across three floors
- Rear living room with feature fireplace and panoramic city views
- Impressive kitchen diner with French doors opening onto the garden
- Spacious and thoughtfully reconfigured layout offering far more accommodation than first expected



**HIGHGATES**  
SALES & LETTINGS

# 3 Bedroom House - Semi-Detached located in Sheffield

Guide Price £425,000 - £450,000

A substantial and thoughtfully remodelled three bedroom semi-detached home, positioned on a generous plot on this popular road within one of S11's most sought-after areas.

Call us on

**0114 312 4994**

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**Council Tax Band**

**C**



DISBORNE ROAD, SHEFFIELD, S11 7HS

TOTAL FLOOR AREA: 1189 sq ft (110.4 sq m) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan measurements, 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 here have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		73	83
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive	
		2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.