



LEASEHOLD



House - Semi-Detached

BOCKING LANE, SHEFFIELD, S8

Offers in excess of
£350,000

FEATURES

- Spacious five-bedroom semi-detached family home
- Large block-paved driveway & integral garage
- Over 1,500 sq ft of versatile living space
- Direct access to the Sheffield Round Walk
- Near Millhouses Park, Ecclesall Woods and Beauchief Golf Club
- Close to top-rated schools and local shops



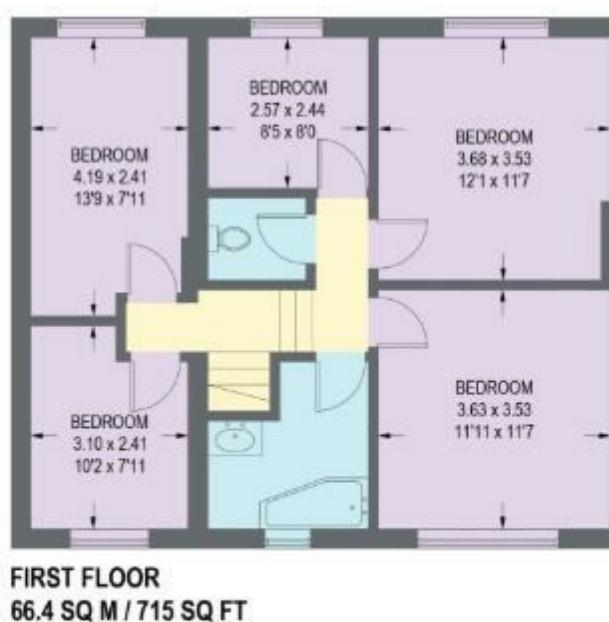

HIGHGATES
SALES & LETTINGS

5 Bedroom House - Semi-Detached located in Sheffield

A substantial family home with a woodland backdrop & direct access to the Sheffield round walk

This extended five-bedroom semi-detached home offers a blend of space, flexibility and setting. Backing directly onto mature woodland, the property enjoys a level of privacy and connection to nature that is rarely found so close to the city, with the Sheffield Round Walk running through the woodland at the rear.

APPROXIMATE GROSS INTERNAL AREA = 140.9 SQ M / 1517 SQ FT
(INCLUDING GARAGE)



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Council Tax Band

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D		67
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		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.