



48 Kirkdale Drive, Handsworth, Sheffield, South Yorkshire, S13 9LH

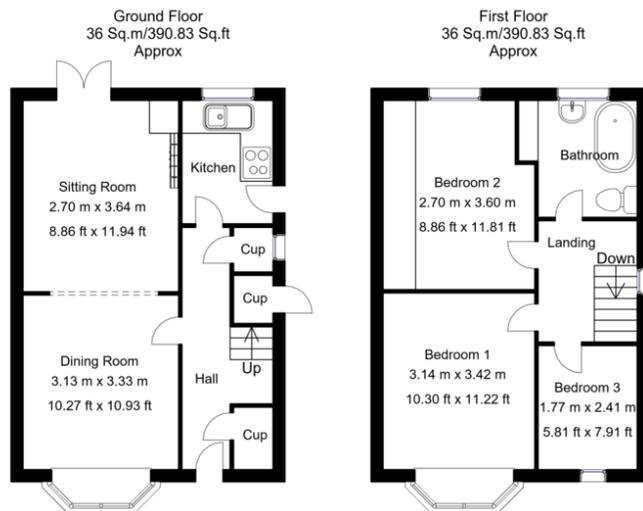
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Boasting a much larger than average rear garden and having an impressive plot size of 626 square yards/523 square metres which could easily provide an allotment alongside formal gardens if required. This three bed 1930's semi detached property has accommodation over two floors and the plot size provides ample room for extensions if the necessary consents were acquired. The property is tucked away at the top of this cul de sac and yet the gennel provides easy access to the main roads amenities and the additional facilities found in the centre of Handsworth which include two 'good' primary schools (Ballifield and St Josephs R.C), Handsworth Community Park, a large national supermarket and Richmond Allotments to name a few. The locality is also convenient for commuting into the city centre or out to the motorway corridors via The Parkway.

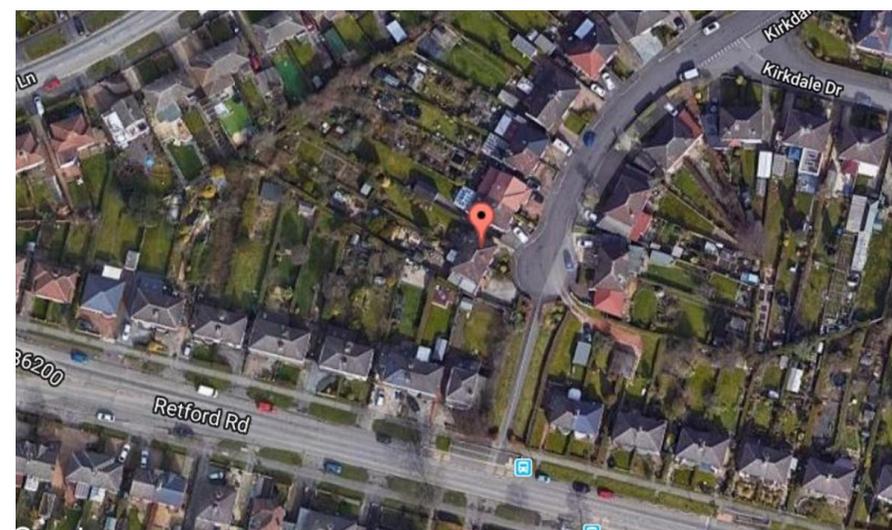
- Three bedrooms including two doubles
- Dining room with bay window
- Sitting room with French windows to the rear garden
- Family bathroom
- Reception hall with cloaks cupboard and under stairs storage
- Off road parking for at least one vehicle
- Substantial garden that extends way past the average and provides plenty of room for growing your ow
- UPVC double glazing and gas central heating via a combi
- No chain
- 880 year lease from 1936 at an annual ground rent of £5







Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchaser. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchaser. Specially no guarantee is given on the total square footage of the property if quoted on this plan. CC Ltd ©2018



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