



ALISTAIR HARPER POWERED BY **exp**™ UK

@ [alistair.harper@exp.uk.com](mailto:alistair.harper@exp.uk.com)

[alistairharper.exp.uk.com](http://alistairharper.exp.uk.com)

☎ 07813 673 606

# 91 Harrington Way

Offers Over £200,000

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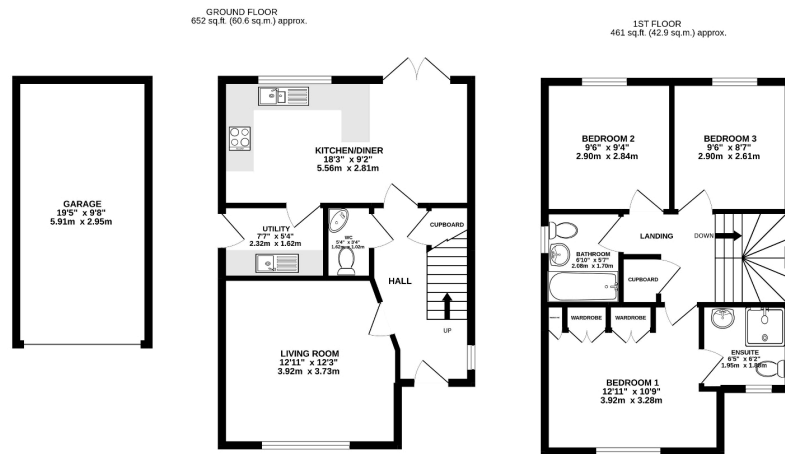


- Please Quote Ref: AH0284 For All Enquiries
- Three Bedrooms (Built In Wardrobes in Master)
- Spacious Front Aspect Reception Room
- Utility Room With Side Garden Access
- Detached Garage With Driveway
- Detached Family Home
- Family Bathroom, En-Suite Shower Room & Ground Floor WC
- Kitchen/Dining Room
- Enclosed Front & Rear Gardens
- Great Decorative Order Throughout

Quite simply a lovely family home with a great deal going for it.

Fully detached with a garage en-bloc to the front, this spacious three bedroom home benefits from having a good-sized front aspect reception room, a generous kitchen/dining room to the rear that opens to your enclosed rear garden with patio. From the kitchen area, you'll also find a utility room with direct access to outside space as well. At first floor level this modern home has great bedroom accommodation on offer with built in wardrobes & en-suite to the master. You'll also find a modern three-piece family bathroom. Further features include a ground floor WC, driveway in front of the garage, as well as an enclosed front garden giving you that extra level of privacy.

There's everything to love and nothing to hate about this home - get in touch with Alistair & Laura to arrange a viewing.



TOTAL FLOOR AREA: 1113 sq.ft. (103.4 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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02/07/2022, 10:17 Energy performance certificate (EPC) - Final energy certificate - GYK1XK

**Energy performance certificate (EPC)**

17 Harrington Way SHEFFIELD S18 5LN	Energy rating <b>C</b>	Valid until: 28 October 2029 Certificate number: 2888-9912-7320-6971-4999
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Property type: Detached house  
Total floor area: 89 square metres

**Rules on letting this property**  
Properties can be rented if they have an energy rating from A to E.  
If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the occupational and domestic rates](https://www.gov.uk/guidance/energy-ratings-for-landlords-on-the-occupational-and-domestic-rates) or <https://www.gov.uk/guidance/energy-ratings-for-landlords-on-the-occupational-and-domestic-rates>.

**Energy efficiency rating for this property**  
This property's current energy rating is C. It has the potential to be B.  
[See how to improve this property's energy performance.](#)

The graph shows this property's current and potential energy efficiency.  
Properties are given a rating from A (most efficient) to G (least efficient).  
Properties are also given a score. The higher the number the lower your fuel bills are likely to be.  
For properties in England and Wales:  
the average energy rating is D  
the average energy score is 60

<https://find-energy-certificates.service.gov.uk/energy-certificates/2888-9912-7320-6971-4999/print>

1/3