



Spencer.

18, Brocco Bank, Endcliffe, S11 8RR



**Buy** —  
a beautifully maintained and loved four bedroom semi detached family home over 3 floors

— from *Spencer.*

- Lovingly maintained and kept by the current owner
- Four bedroom semi detached family home over 3 floors
- Parking and garage to the rear
- Two reception rooms and beautifully fitted modern kitchen.
- Master bedroom with ensuite and a family bathroom also.
- Low maintenance enclosed rear garden and lawned front garden screened by trees.
- Superbly located for schooling, universities, hospitals, city commute and a wealth of amenities and beautiful green spaces.
- Council Tax E
- EPC rating D
- What three Words///issue.discrepancy.deeply

**£485,000**









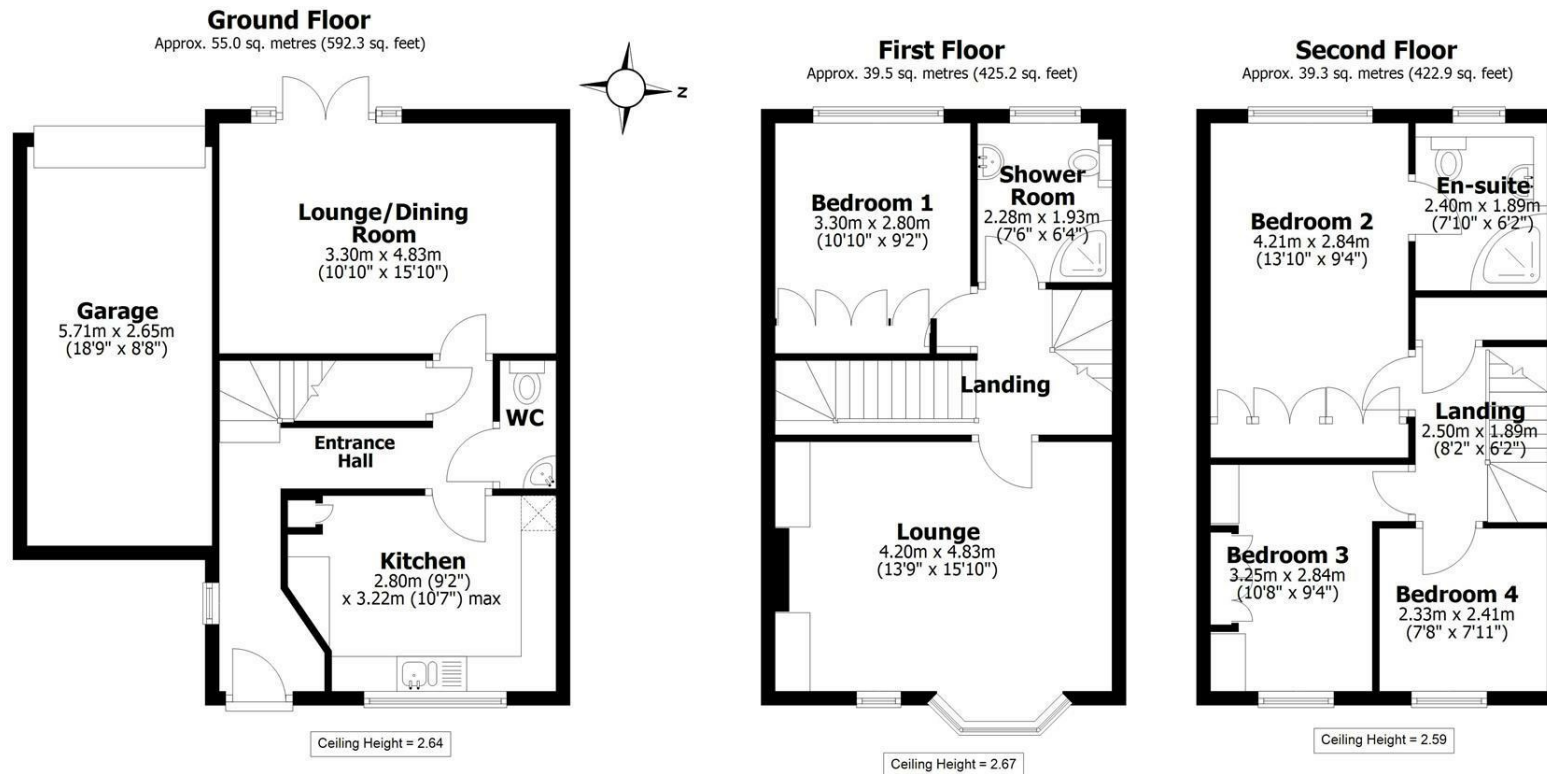








# Floorplan



Total area: approx. 133.8 sq. metres (1440.4 sq. feet)

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

**18 Brocco Bank**

**Spencer.**

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Viewing: Via the Agents  
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