

- **Three bedroom inner terrace**
- **Let at £450 pcm (£5,400pa)**
- **Assured Shorthold tenancy**

**Ground Floor**

Sitting Room  
Kitchen  
Bathroom / WC

**First Floor**

Two Bedrooms

**Second Floor**

Attic Bedroom

**Outside**

Rear yard

**EPC Rating G**

The full Energy Performance Certificate is available via our website

**Tenancy Details**

A copy of the tenancy agreement will be available with the legal pack  
**SOLICITORS** Lewis Francis  
Blackburn Bray, 14-16 Paradise Square, Sheffield S1 2DE (Ref: Darren Wright)

**VIEWING** External inspection only

