

- Bay windowed inner terrace
- Four bedrooms
- Gas fired central heating and security system
- Recently rewired
- Established letting area
- Walking distance of Sheffield Hallam and the city centre
- Let at £700 per calendar month (£8,310 per annum)

Ground Floor

Side Entrance Lobby
 Sitting Room 4.39m x 3.79m with bay window
 Dining Kitchen 3.79m x 2.93m
 Cellar Head

Basement

Cellar

First Floor

Landing
 Front Bedroom One 3.20m x 3.63m with built-in wardrobes

Rear Bedroom Two 3.11m x 3.41m
 Bathroom/WC with suite and shower
 Under Stairs Store

Second Floor

Landing
 Front Bedroom Three 3.41m x 2.69m with Velux window
 Rear Bedroom Four 3.60m x 2.63m opening to 2.79m

Outside

Forecourt

Rear yard
 Brick built store

Tenancy Details

The property is let through Sheffield City Council at £700 per calendar month by way of twelve month Assured Shorthold Tenancy from 9 July 2012

SOLICITORS Taylor & Emmet, 20 Arundel Gate, Sheffield S1 2PP (Ref: Mr Ross Ward)

VIEWING Saturdays 30th June & 7th July at 1.30pm prompt

