



EAST HILL  
GARDENS

SHEFFIELD  
S2 3PS



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# EAST HILL GARDENS

OFFERING A SPLENDID MIX OF 3 AND 4 BEDROOM HOMES WITHIN A VERY SHORT WALK TO THE BOOMING CITY CENTRE OF SHEFFIELD, EAST HILL GARDENS IS SURE TO BE A POPULAR PLACE TO CALL HOME.



## LOCATION INFORMATION

This development boasts excellent transport links to allow easy access to Sheffield city centre, making it the ideal place to live for families and commuters.

Immediately adjacent to the site, you will find a tram stop which supplies regular transport in to the heart of the city. The A61, inner city ring road and main line train station are all within 1 mile of the site.

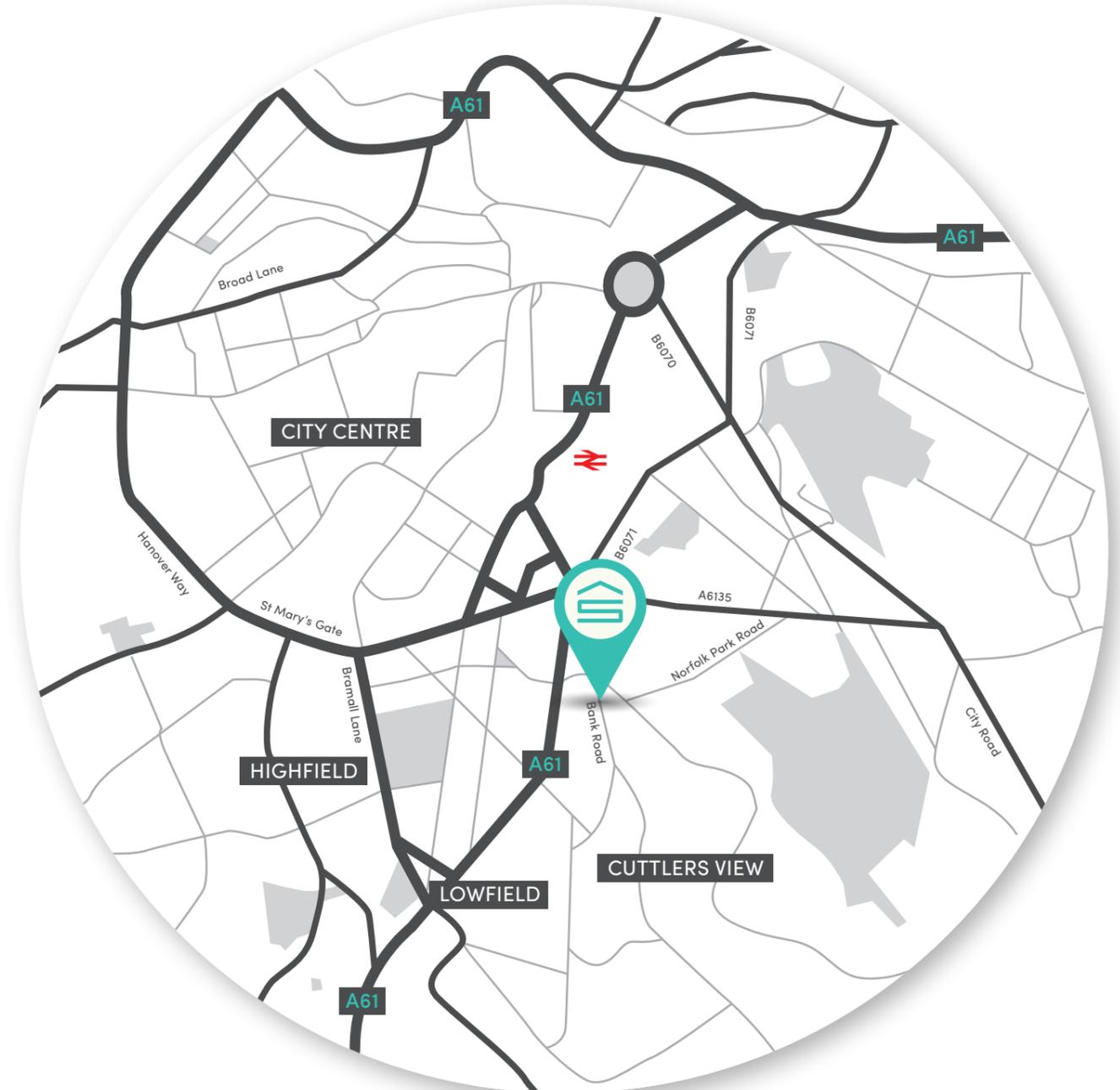
The Royal Hallamshire Hospital is just a 2 mile drive away and The University of Sheffield and Sheffield Hallam University are both within easy commuting distance. Heritage and Norfolk Park are also within an easy walk from the site.

As well as sitting close to the city centre, there's plenty of shops and good local schools nearby.

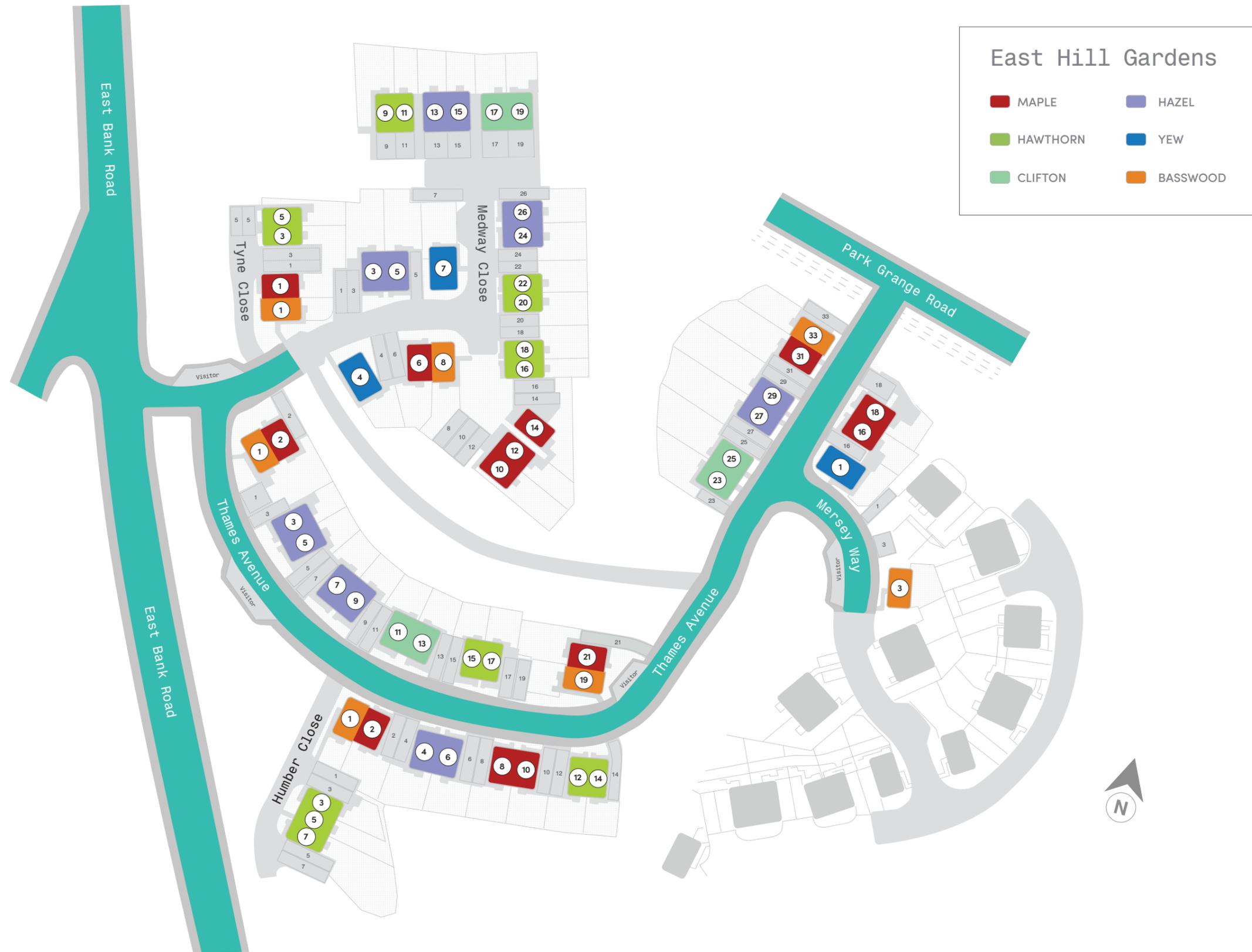
To visit East Hill Gardens, please use postcode S2 3PS in your Satnav.



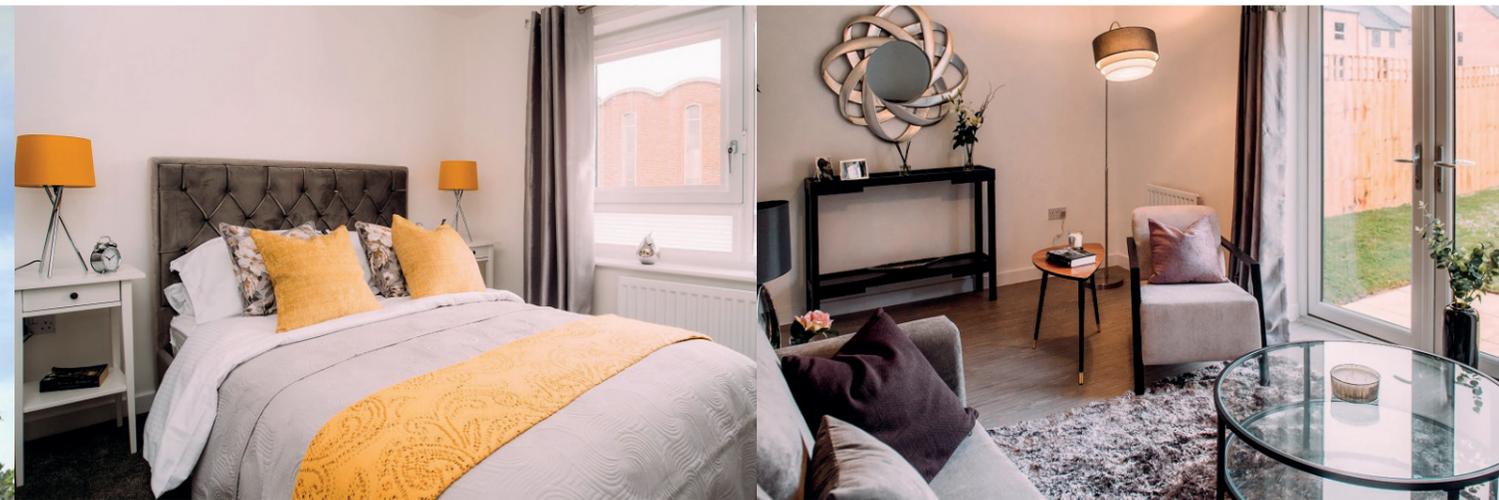
## EAST HILL GARDENS LOCATION MAP



# EAST HILL GARDENS SITE MAP



## EXCLUSIVELY FOR RENT



Images for demonstrational purposes only. Spec and decor may differ.

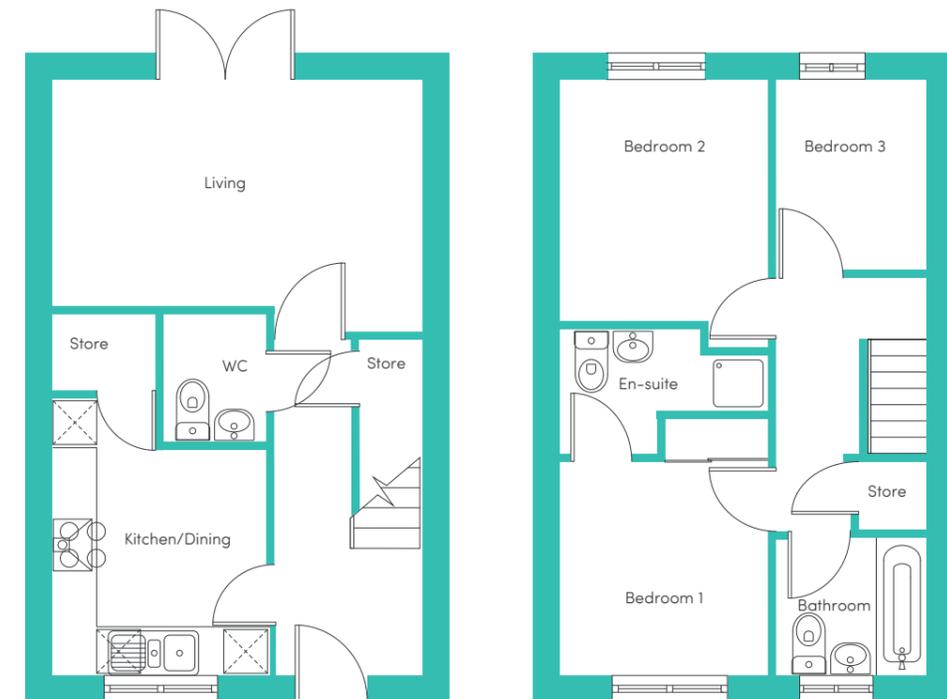
## MAPLE 3 BEDROOM HOME

With a large living room spanning the back of the property, beautiful French windows opening on to your own private garden and an open plan kitchen/dining area, the Maple offers a friendly environment for entertaining and family time.

Upstairs the Maple has a large double bedroom and single bedroom, as well as a wonderful ensuite, complete with shower, to the main bedroom. The family bathroom is along the landing with a shower over the bath for convenience.

### THE PROPERTY INCLUDES:

- Car Parking Space
- Security Alarm
- Dishwasher
- Fridge-freezer
- Washing/drying machine
- Modern kitchen worktops and units
- Carpets up the stairs and in the bedrooms
- Private back garden
- Blinds in the bedrooms



## MAPLE 3 BEDROOM HOME

### GROUND FLOOR

Kitchen/Dining  
3.10 x 3.88m (10'2" x 12'9")†

Living  
5.22 x 3.17m (17'2" x 10'5")

### FIRST FLOOR

Bedroom 1  
2.99 x 3.07m (9'10" x 10'1")

En-suite  
2.99 x 1.78m (9'10" x 5'10")†

Bedroom 2  
2.99 x 3.39m (9'10" x 11'2")

Bedroom 3  
2.16 x 2.68m (7'1" x 8'10")

Bathroom  
2.16 x 2.01m (7'1" x 6'7")

## EXCLUSIVELY FOR RENT



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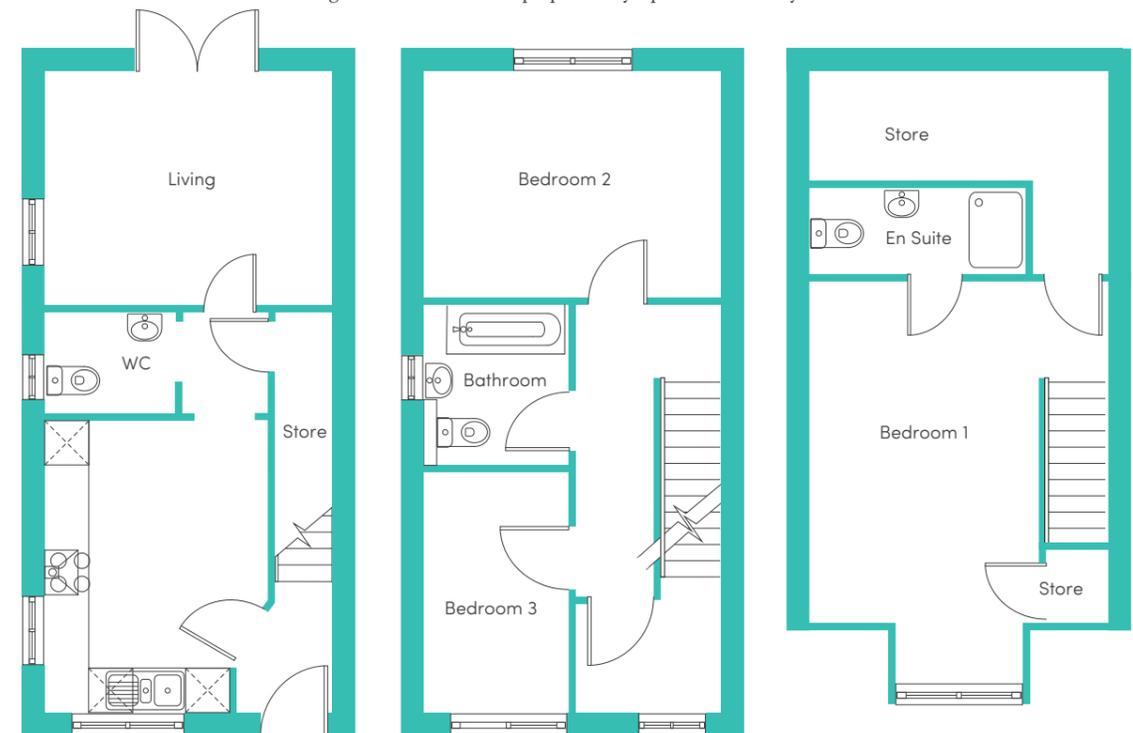
# HAWTHORN 3 BEDROOM HOME

Split across three floors, the Hawthorn is a very popular home with growing families. The property offers plenty of space with a large living room, French windows leading to your private back garden and a large open-plan kitchen/dining room.

The first floor features two double bedrooms with a family bathroom, complete with both a bath and shower. At the end of the hall you will find a door opening on to a separate lobby area (often used as a small office). This leads on to a very desirable main bedroom and en-suite bathroom on the second floor, offering a peaceful haven for the adults.

## THE PROPERTY INCLUDES:

- Car Parking Space
- Security Alarm
- Dishwasher
- Fridge-freezer
- Washing/drying machine
- Modern kitchen worktops and units
- Carpets up the stairs and in the bedrooms
- Private back garden
- Blinds in the bedrooms



## HAWTHORN 3 BEDROOM HOME

### GROUND FLOOR

Kitchen/Dining  
3.09 x 4.05m (10'2" x 13'4")†

Living  
4.09 x 3.25m (13'5" x 10'8")

### FIRST FLOOR

Bedroom 2  
4.09 x 3.15m (13'5" x 10'4")

Bedroom 3  
2.01 x 3.34m (6'7" x 11'0")

Bathroom  
2.01 x 2.22m (6'7" x 7'4")

### SECOND FLOOR

Bedroom 1  
3.27 x 4.73m (10'9" x 15'6")

En-suite  
2.98 x 1.23m (9'10" x 4'0")

## EXCLUSIVELY FOR RENT



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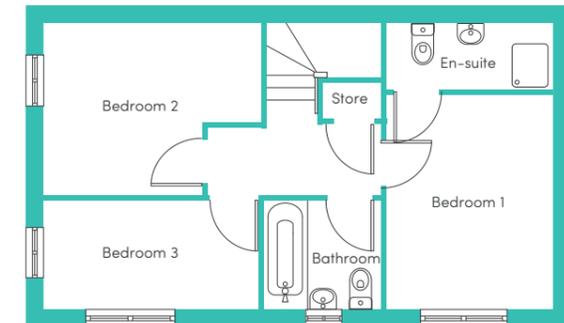
## BASSWOOD 3 BEDROOM HOME

The Basswood - the traditional looking family home. Upon entering the Basswood you are presented with the sizeable hallway which gives access to the open plan kitchen/dining area on one side of the property and the living area, complete with French windows to the other side. Both rooms boast ample amounts of space, perfect for families or couples sharing. The downstairs also has a handy WC.

Upstairs you will find two double bedrooms, one with an en-suite shower room, and a third slightly smaller bedroom. The family bathroom includes both bath and shower.

### THE PROPERTY INCLUDES:

- Car Parking Space
- Security Alarm
- Dishwasher
- Fridge-freezer
- Washing/drying machine
- Modern kitchen worktops and units
- Carpets up the stairs and in the bedrooms
- Private back garden
- Blinds in the bedrooms



## BASSWOOD 3 BEDROOM HOME

### GROUND FLOOR

Kitchen/Dining  
3.04 x 5.23m (10'0" x 17'2")

Living  
3.98 x 5.23m (13'1" x 17'2")†

### FIRST FLOOR

Bedroom 1  
3.04 x 3.93m (10'0" x 12'11")

En-suite  
3.04 x 1.24m (10'0" x 4'1")

Bedroom 2  
3.98 x 3.16m (13'1" x 10'4")†

Bedroom 3  
3.95 x 2.01m (13'0" x 6'7")

Bathroom  
2.16 x 2.01m (7'1" x 6'7")

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## CLIFTON

## 4 BEDROOM HOUSE

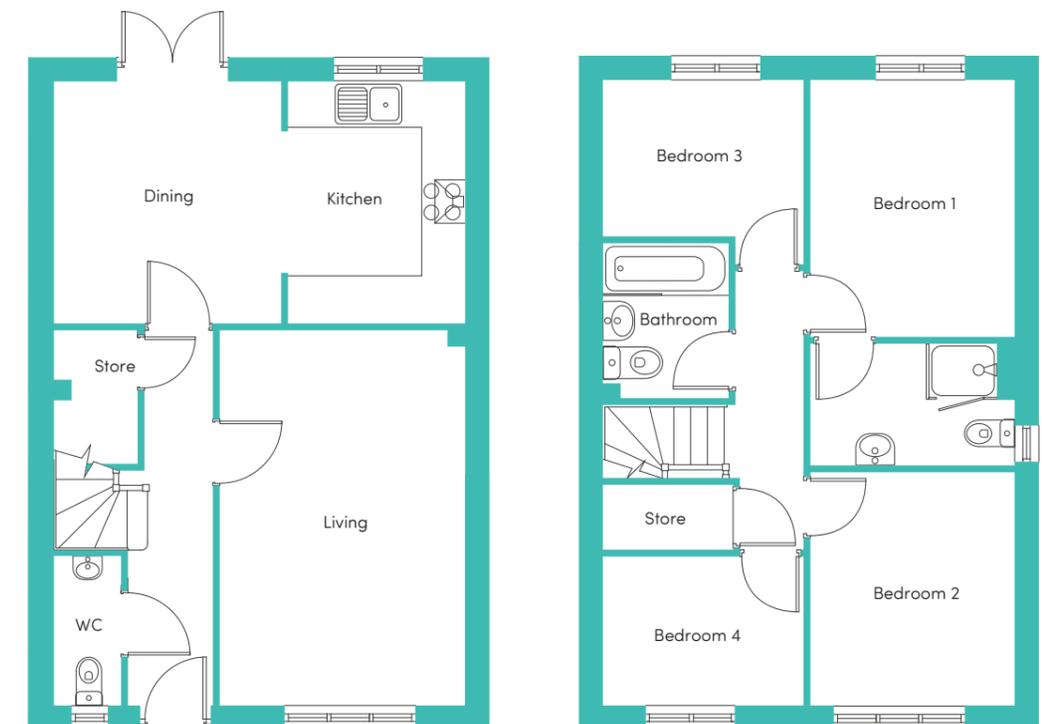
Finished to a high standard, the four bedroom Clifton is the perfect family home.

On the ground floor, you will find an impressive large living room, finished with beautiful flooring. Continuing down the welcoming hallway you will find yourself in the kitchen/dining area, which benefits from having double patio doors leading into your private garden. The ground floor also has a WC and storage cupboard.

Heading upstairs, you will find two double bedrooms and two generously sized single bedrooms, plus a family bathroom, complete with bath and shower. The main bedroom also benefits from having an en-suite bathroom. A built in storage cupboard can also be accessed off the landing.

## THE PROPERTY INCLUDES:

- Car Parking Space
- Security Alarm
- Dishwasher
- Fridge-freezer
- Washing/drying machine
- Modern kitchen worktops and units
- Carpets up the stairs and in the bedrooms
- Private back garden
- Blinds in the bedrooms



## CLIFTON 4 BEDROOM HOUSE

## GROUND FLOOR

Kitchen/Dining  
5.61 x 3.32m (18'5" x 10'11")

Living  
3.36 x 5.10m (11'0" x 16'9")

## FIRST FLOOR

Bedroom 1  
2.80 x 3.50m (9'2" x 11'6")

En-suite  
2.80 x 1.67m (9'2" x 5'6")†

Bedroom 2  
2.80 x 3.18m (9'2" x 10'6")

Bedroom 3  
2.75 x 2.15m (9'0" x 7'1")

Bedroom 4  
2.75 x 2.05m (9'0" x 6'9")

Bathroom  
1.74 x 2.12m (5'9" x 7'0")

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## HAZEL

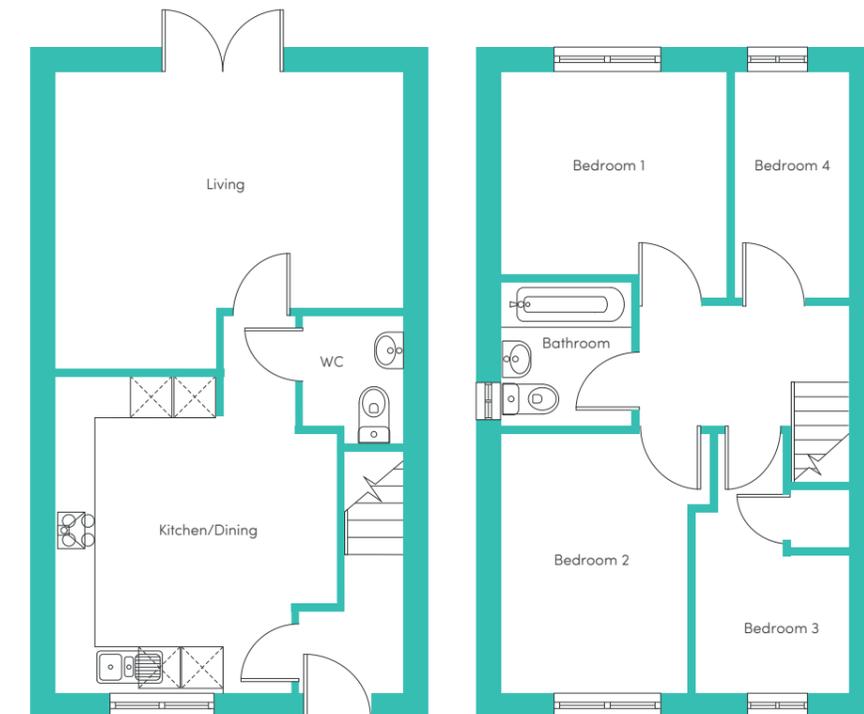
## 4 BEDROOM HOME

The Hazel offers bright and spacious accommodation throughout with a large fully-fitted kitchen/dining room just off the hallway. To the rear of the property sits an impressive living area with French windows, offering views on to your garden space. Beautiful and light during the summer months.

The first floor offers four bedrooms: two double bedrooms and two single rooms, with a family bathroom.

## THE PROPERTY INCLUDES:

- Car Parking Space
- Security Alarm
- Dishwasher
- Fridge-freezer
- Washing/drying machine
- Modern kitchen worktops and units
- Carpets up the stairs and in the bedrooms
- Private back garden
- Blinds in the bedrooms



## HAZEL 4 BEDROOM HOME

## GROUND FLOOR

Kitchen/Dining  
3.55 x 4.67m (11'8" x 15'4")†

Living  
5.22 x 4.54m (17'2" x 14'11")†

## FIRST FLOOR

Bedroom 1  
3.38 x 3.04m (11'1" x 10'0")

Bathroom  
1.84 x 2.17m (6'1" x 7'1")

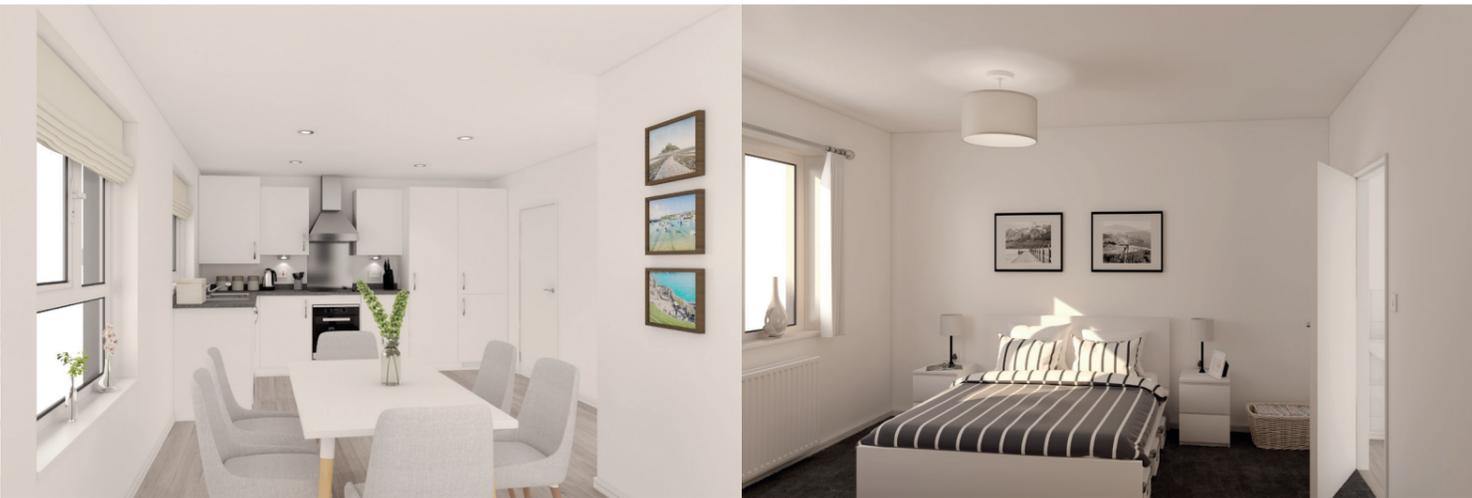
Bedroom 2  
2.81 x 3.83m (9'3" x 12'7")

Bedroom 3  
2.35 x 3.83m (7'9" x 12'7")†

Bedroom 4  
1.77 x 3.04m (5'10" x 10'0")†

These measurements may vary slightly by plot. The external elevations, architectural detailing and floor plans of individual house types may vary from those illustrated. All room sizes are approximate with maximum dimensions. While every effort has been made to ensure that the information contained in this leaflet is correct, it is designed specifically as a guide and we reserve the right to amend the specifications as necessary and without notice. These particulars do not wholly or in part constitute a contract or agreement and are for general guidance only. † Denotes longest measurement taken.

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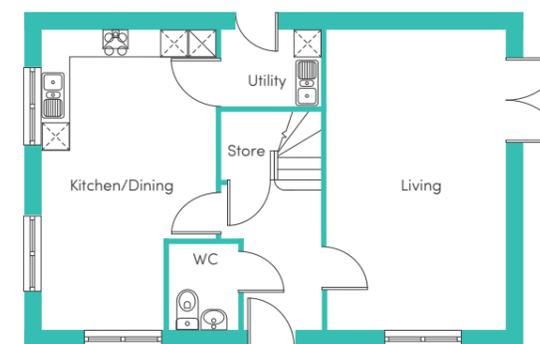
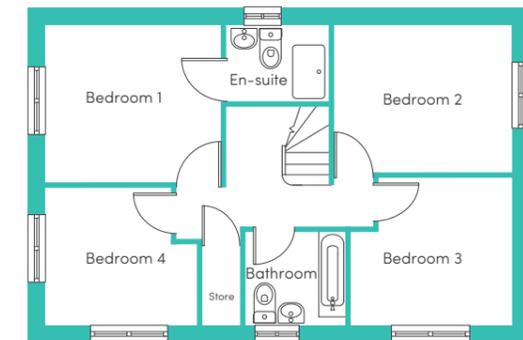
## YEW 4 BEDROOM HOME

This stunning double-fronted property depicts the perfect family home. The downstairs hallway gives access to the living area spanning one side of the property and a kitchen/dining room spanning the other side. The kitchen comes fully-fitted with modern appliances and a utility room with a washing machine towards to back of the house. The property also comes with French windows in the living area, leading directly on to your back garden.

The first floor includes four well-proportioned bedrooms, a storage cupboard and a family bathroom. The main bedroom also boasts a contemporary en-suite bathroom.

### THE PROPERTY INCLUDES:

- Car Parking Space
- Security Alarm
- Dishwasher
- Fridge-freezer
- Washing/drying machine
- Modern kitchen worktops and units
- Carpets up the stairs and in the bedrooms
- Private back garden
- Blinds in the bedrooms



## YEW 4 BEDROOM HOME

### GROUND FLOOR

Kitchen/Dining  
3.63 x 6.24m (11'11" x 20'6")†

Living  
3.73 x 6.24m (12'3" x 20'6")

### FIRST FLOOR

Bedroom 1  
3.63 x 3.32m (11'11" x 10'11")

En-suite  
2.14 x 1.63m (7'0" x 5'4")

Bedroom 2  
3.73 x 3.11m (12'3" x 10'3")

Bedroom 3  
3.37 x 3.06m (11'1" x 10'1")†

Bedroom 4  
3.11 x 2.85m (10'3" x 9'4")†

Bathroom  
2.10 x 1.98m (6'11" x 6'6")†

## TESTIMONIALS

“

"I would recommend Simple Life to anyone. They are honestly a very caring landlord, you are a person to them, which is great and not what you get from a lot of landlords."

Charlie Say,  
Simple Life customer

"It's a really satisfying feeling knowing Simple Life is looking after our needs and we don't have to worry. If we need to contact them they're always polite and understanding, listening to our concerns. As soon as we saw our house, we fell in love with it, we knew we had to have one."

Kelly Wood,  
Simple Life customer

”



## RESIDENT FEES

### Permitted Payments under a Simple Life Assured Shorthold

In addition to your Rent, you may be expected to pay any or all of the below before, during, and after your tenancy in line with your Assured Shorthold Tenancy agreement and government legislation:

Fee Type	Details	Date Payable	Amount
<b>Refundable Holding Deposit</b>	A holding deposit will be required in order to secure the property. By paying this holding deposit you give your consent for this said holding deposit to be held on account until your first month's rent becomes due. (Typically within 90 days). The holding deposit will be paid towards your first month's rent.	The holding deposit will be collected by Simple Life as soon as you have completed the referencing application form at which point the property will be removed from the market.	Equivalent to one week's rent rounded down to the nearest £10. e.g if your rent is £750 pcm then the holding deposit will be £170.
Simple Life may retain your holding deposit if: · You provide misleading information on your application form · You fail a Right to Rent Check · You change your mind about the property and withdraw your application · You have failed to take reasonable steps to enter into the tenancy			
<b>Refundable Tenancy Deposit</b>	This is your Security Deposit. Your Deposit will be registered with the Deposit Protection Service for the duration of your Tenancy.	The Simple Life Team will contact you to advise when all payments are required.	Equivalent to 5 week's rent.
<b>First Month's Rent</b>	Your first month's rent is due in advance.	The Simple Life Team will contact you to advise when all payments are required.	1 month's rent (less any holding deposit that has been collected).

Tenants may also be charged the following fees for services provided during the tenancy:

Fee Type	Details	Date Payable	Amount
<b>Default Fee</b>	A payment that is required in the event of a default by the tenant: • Lost key • Lost security device giving access to the housing.	Payable on request by the Simple Life Team.	A reasonable cost that has been incurred by the Landlord.
<b>Late Payment Fee</b>	Fee will be added to the Tenant's account when rent falls overdue (by 14 days or more).	Payable when rent falls overdue.	Any fee charged must be no more than 3% above the Bank of England Base Rate (this is only applicable to the late payment fee not a Default Fee).
<b>Variation of Tenancy Fee</b>	Payments on assignment, variation or novation of a tenancy at the tenant's request.	Payable on request by the Simple Life Team following the tenant request.	Capped at £50 or the reasonable costs incurred if greater.
<b>Early Termination Fee</b>	Payments in respect of early termination of a tenancy agreement at the tenant's request.	Payable on request by the Simple Life Team following the tenant request.	Capped at Simple Life's loss of rent.

Any payment is inclusive of VAT. Unless stated otherwise, all payments are non-refundable.

Tenants may be expected to pay additional amounts for services incurred during your tenancy such as:

Council Tax, Energy and Utilities, Television Licences, Phone and Internet services.

These are not included with your rent or payments to Simple Life. It is the responsibility of the tenant to arrange for payment for these services where applicable.

### Criteria for Application

All applications are based on minimum household affordability of 30 x the monthly rent payment. If the applicant has historic or current credit issues such as CCJs, IVAs, Bankruptcy then these must be disclosed to the letting agent before a holding deposit is paid so they can establish whether you are likely to be accepted for tenancy.

All applicants are referenced through Let Alliance against a criteria agreed with the Landlord and will include proof of identification, proof of residence, credit check, Right to Rent check and proof of income, passing a reference does not constitute acceptance for tenancy and the Landlord can decline an applicant without reason. All offers to tenancy are made Subject to Contract.

Accurate as of May 2020

# COMMUNITIES

A house is not just a home, but also where you put down roots and establish yourself in a community of neighbours and friends. At Simple Life we feel it is just as important to have a sense of place within your street as it is to enjoy your internal space. As such, we help to organise community events throughout the year across our developments, bringing the neighbourhood together.

From Easter Egg Hunts to funding support for local schools, Simple Life aims to enhance and expand engagement projects and establish each new development as a hub for residents to **Settle for More**.

# ABOUT US

Simple Life customers are offered the remarkable opportunity to rent a brand new quality home from a professional and reliable landlord. We take pride in our homes and the communities we create, so we ensure that your home is kept in excellent working order and to high standards throughout the duration of your tenancy.

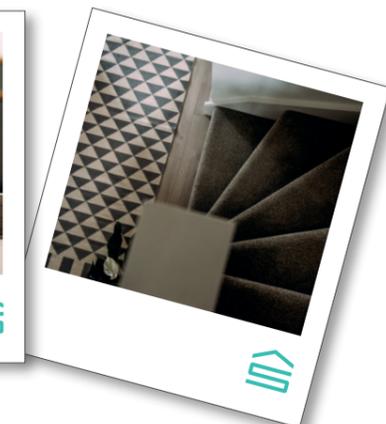
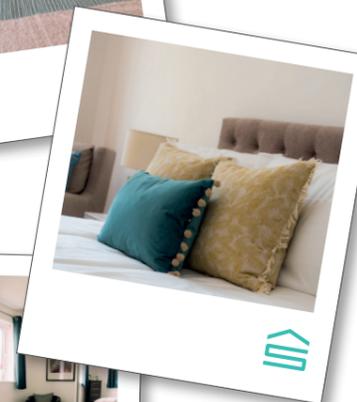
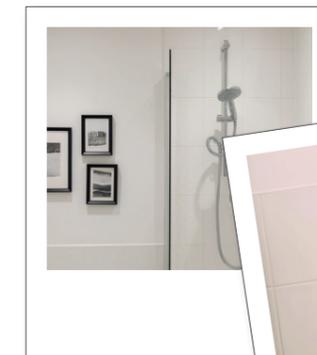
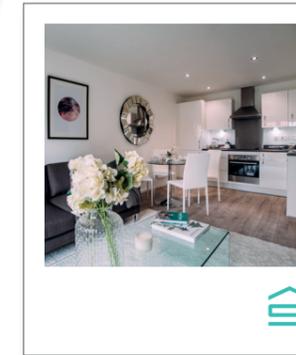
When it comes to quality affordable rental properties, we recognise that many private landlords may struggle to offer the level of service that you deserve as a customer, and we want to change that!

From cleverly integrated appliances to cosy carpets, we've thought of every little detail in your Simple Life home. And because our neighbourhoods are designed to add character and complement their surroundings perfectly, we build properties in both render and brick to create a harmonious mix – so your home will be as individual as you are.

Being part of the Simple Life family means you'll soon be living in the heart of a friendly and like-minded community, with everything you need right on your doorstep. So you'll find handy transport links nearby, and great schools, shops and amenities just minutes away.

With over 3000 properties now built across the UK, Simple Life will make you feel right at home, wherever that may be.

# OUR SPEC





**E:** [lettings@simplelifelifehomes.co.uk](mailto:lettings@simplelifelifehomes.co.uk)

**T:** 0345 686 0735

[www.simplelifelifehomes.co.uk](http://www.simplelifelifehomes.co.uk)