

0114 2449121

eddisons.com

RESIDENTIAL PROPERTY - TO LET

Eddisons



28 GARRY ROAD, SHEFFIELD, SOUTH YORKSHIRE S6 4FS

**Rent: £1,200 per month exclusive**

**Size: 896 sq ft (83.2 sq m)**

- Three storey property.
- Three bedrooms.
- Newly fitted kitchen.
- Rear garden.





## LOCATION

The property is located on Garry Road, a residential area in Hillsborough approximately 3.5 miles north of Sheffield City Centre.

## DESCRIPTION

The premises include a newly fitted kitchen, a good sized living room, separate dining room and full bathroom suite with shower over bath. There is a private garden to the rear with outside WC.

## SERVICES

Mains electricity, gas and water are believed to be available to the premises. Gas central heating is installed as is an intruder alarm.

## EPC

This property has an Energy Performance Certificate rating of D.

## RENT

£1,200 per month exclusive

## ANTI-MONEY LAUNDERING

Please note all prospective parties will need to be varied for anti-money laundering purposes prior to the deal being agreed.

## ACCOMMODATION

All measurements are approximate prepared on a net internal area basis. IPMS areas are available on request.

	M <sup>2</sup>	SQ FT
<b>Ground floor</b>		
Living Room	13	140
Dining Room	12.2	131.3
Kitchen	5.6	60.3
<b>First Floor</b>		
Bedroom	6.4	68.9
Bedroom	16.2	174.4
<b>Attic</b>		
Bedroom	16.8	180.8
<b>Cellar</b>	13	140
<b>Total</b>	<b>83.2</b>	<b>895.6</b>

## COUNCIL TAX

Council Tax Band - A

## VIEWING

Strictly by appointment with the sole agents:- Eddisons

1 Blackburn Road

Sheffield

S61 2DW

Contact: Rachel.Woolhouse@eddisons.com

(0114) 3492783 or 07974 887061

Ref:

For more information, visit [eddisons.com](http://eddisons.com)

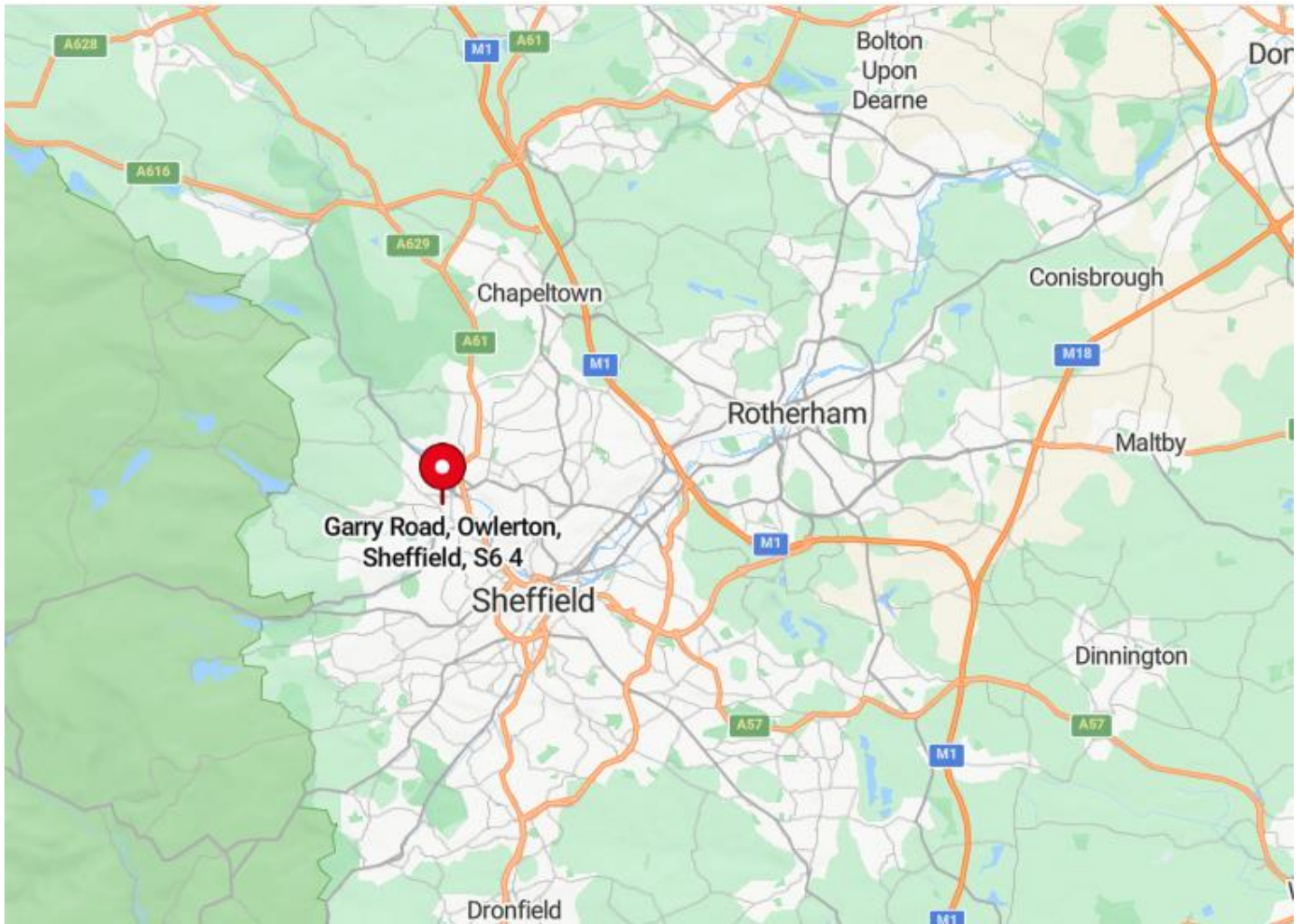
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### Important Information

Eddisons is the trading name of Eddisons Commercial Ltd and Eddisons Commercial (Property Management) Ltd (the Company). The Company for itself and for the vendor(s) or lessor(s) of this Property for whom it acts as agents gives notice that: (i) The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract. (ii) All descriptions are given in good faith and are believed to be correct, but any intending purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness. (iii) None of the building's services or service installations have been tested and are not warranted to be in working order. (iv) No employee of the Company has any authority to make or give any representation or warranty whatever in relation to the property. (v) Unless otherwise stated all prices and rents are quoted exclusive of VAT. (vi) Where applicable an Energy Performance Certificate is available upon request.

# Eddisons

Incorporating Fernie Greaves



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