

RESIDENTIAL HOUSE

TO LET



48 Coombe Road, Sheffield
South Yorkshire, S10 1FF

Eddisons

48 COOMBE ROAD

SHEFFIELD, SOUTH YORKSHIRE, S10 1FF



Agreement

To Let



Detail

Residential House



Rent

£825 per calendar month



Size

57.04 sq m (615 sq ft)



Location

Sheffield, S10 1FF



Property ID

751.1226727

For Viewing & All Other Enquiries Please Contact:

PAUL ODDY

BA (Hons)

Director

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Property

The property is a good sized 3 bedroomed terraced with 2 double bedrooms.

The property benefits from gas central heating.

Accommodation

Having measured the property in accordance with the prevailing RICS Code of Measuring Practice, we calculate that it provides the following floor area.

Area	m ²	ft ²
Lounge/Dining	12.14	131
Kitchen	12.82	138
Master Bedroom	12.27	132
Second Bedroom	5.74	62
Bedroom	9.57	103
Bathroom	4.53	49
Total NIA	46.3	498

Energy Performance Certificate

Rating: E(44)

Services

We understand that mains water, electricity, gas and drainage supplies are available and connected to the property. These have not been tested and are not warranted to be in working order. Interested parties are advised to make their own investigations to the relevant utility service providers.

Rates

The property is in Band A for Council Tax purposes.

Tenure

The property is available **To Let** by way of an Assured Shorthold Tenancy Agreement.

Rent

£825 per calendar month exclusive

Legal Costs

Each party is to be responsible for their own legal costs incurred in documenting the transaction.

Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of certified ID and confirmation of the source of funding will be required from the prospective tenants prior to instruction of solicitors.

Location

The property is located on Coombe Road, with close proximity to the centre of Crookes, as well as to Broomhill and Sheffield City Centre, ideal for young professionals or families. The property benefits from excellent public transport routes, with the local bus stopping nearby on Crookes Road. Excellent local amenities are nearby, including numerous pubs, cafes, restaurants and shops. A gym is also located very nearby.





