

0114 2449121

eddisons.com

Eddisons

RESIDENTIAL PROPERTY - TO LET



30 BENTY LANE, SHEFFIELD, SOUTH YORKSHIRE S10 5NF

**Rent: £925.00 per month**

**Size: 542 sq ft (50.35 sq m)**

- Two Bedroom terraced property
- Alarm fitted
- Smoke Alarms

## LOCATION

Located in Crookes with easy access to Universities/Hospitals.



## DESCRIPTION

Two bed stone built terraced house, newly refurbished. The property has the benefit of smoke alarms in the living room and top of the stairs. There is a kitchen oven and hob. The property also has the benefit of an alarm.

## SERVICES

Mains electricity, gas and water are believed to be available to the premises.

Interested parties are however advised to make their own enquiries of the relevant service providers. Often, where buildings are vacant, services can be disconnected so no warranty can be given in respect of the connection, condition or working order of services, fixtures and fittings.

## 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>		
Bathroom	3.2	34
Living Room	12.2	132
Kitchen	13.5	145
<b>First Floor</b>		
Front Bedroom 1	13.0	140
Back Bedroom 2	8.5	91

## RENT

£925.00 per month exclusive.

## COUNCIL TAX

Council Tax Banding - B.



## EPC

D (55). Valid until 17 December 2033. A copy of the EPC is available from the Agent.

## ANTI-MONEY LAUNDERING

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



## VIEWING

Strictly by appointment with the sole agents:- Eddisons  
1 Blackburn Road  
Sheffield  
S61 2DW  
Contact: Rachel Woolhouse  
Rachel.Woolhouse@eddisons.com  
(0114) 349 2783 (Mobile - 07974 887 061)

Ref: RW

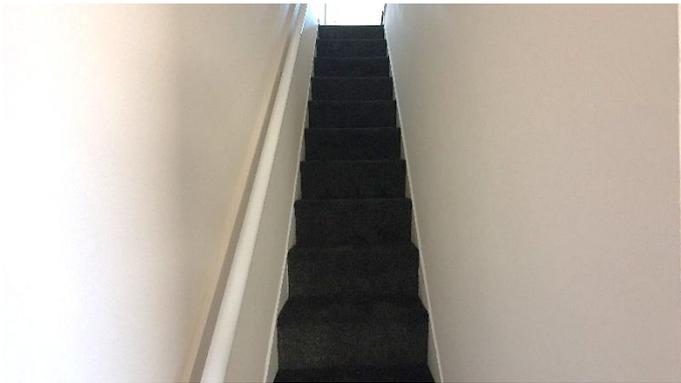
For more information, visit [eddisons.com](http://eddisons.com)  
T: 0114 2449121

### 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.

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Incorporating Fernie Greaves



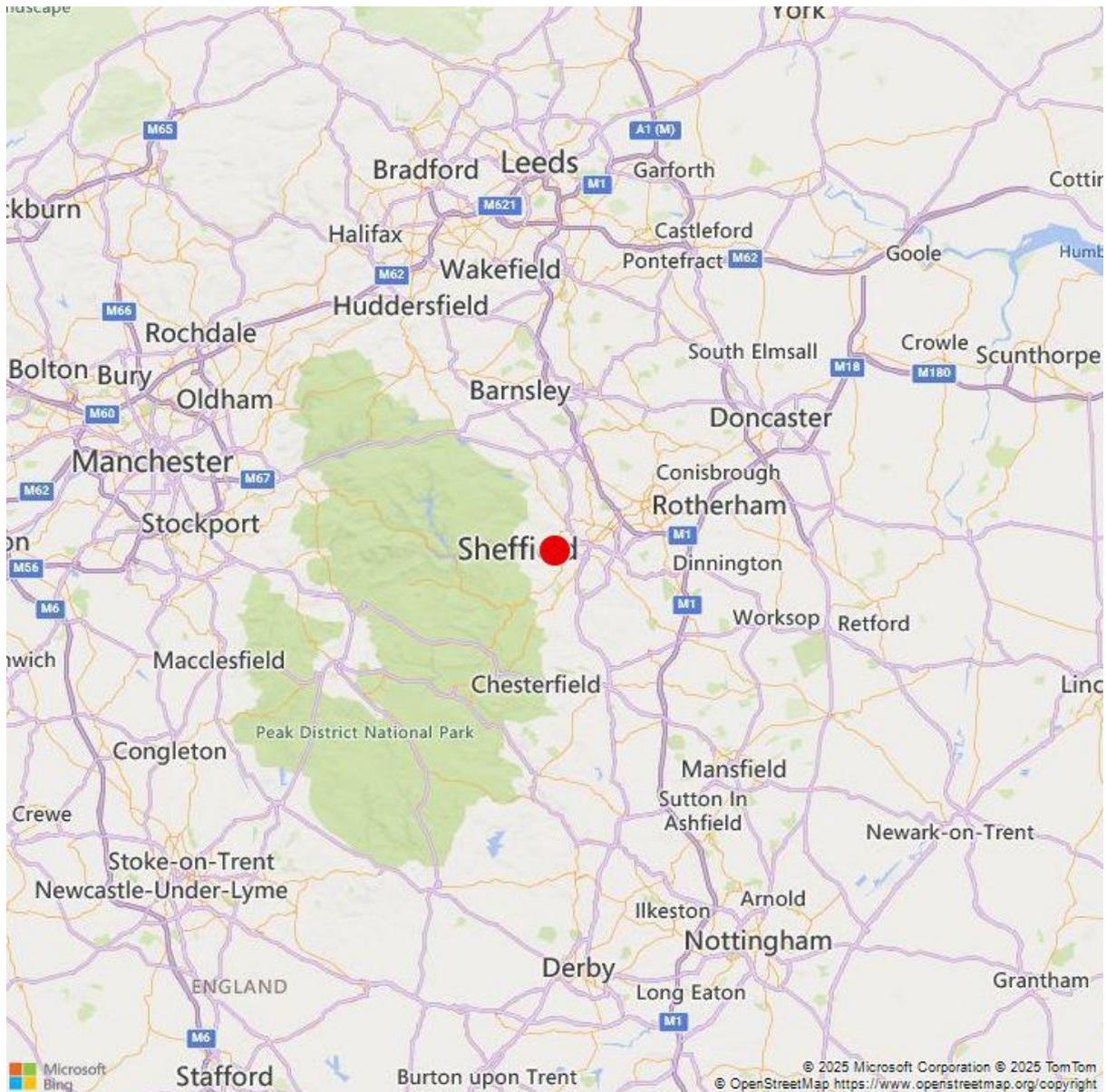
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