

0114 2449121

eddisons.com

Eddisons

RESIDENTIAL PROPERTY - TO LET



25 BROUGHTON ROAD, OWLERTON, SHEFFIELD S6 2AS

Rent: £1,050 per month

Size: 1,054 sq ft (97.92 sq m)

- Three storey property.
- Four bedrooms.
- Fitted kitchen.

LOCATION

This four bedroom terraced house is situated on a quiet road in the Owlerton area of Sheffield, just off the main road, running through and close to Sheffield City Centre. Ideal for all bus routes and very close to Hillsborough Shopping Centre.



DESCRIPTION

The premises include a fitted kitchen with electric oven and hob and living room to the ground floor, three bedrooms to the first floor together with two bathrooms and stairs to the second floor attic bedroom. The property has the benefit of carpets/lino throughout and gas central heating. There is also a cellar/garden kitchen which has basement storage. To appreciate the size of this property, viewing is essential.

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.

	M ²	SQ FT
Ground Floor		
Entrance Hall		
Living Room	14.9	160
Kitchen/Pantry	15.5	167
First Floor		
Bedroom 1 (Front)	15.1	162
Bedroom 2 (Front)	10.1	109
Bedroom 3 (Back)	8.1	87
Stairs Storage Cupboard	-	-
Bathroom 1	-	-
Bathroom 2	-	-
Staircase to Attic	-	-
Second Floor		
Attic Bedroom 4	20.6	221
Basement		
Cellar/Garden Kitchen	13.8	148
Cellar		
Basement Storage	-	-
TOTAL	98.1	1,054



RENT

£1,050.00 per calendar month exclusive

COUNCIL TAX

Council Tax Band - A

EPC

The property has an EPC rating of D (59).

For more information, visit 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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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

Ref:



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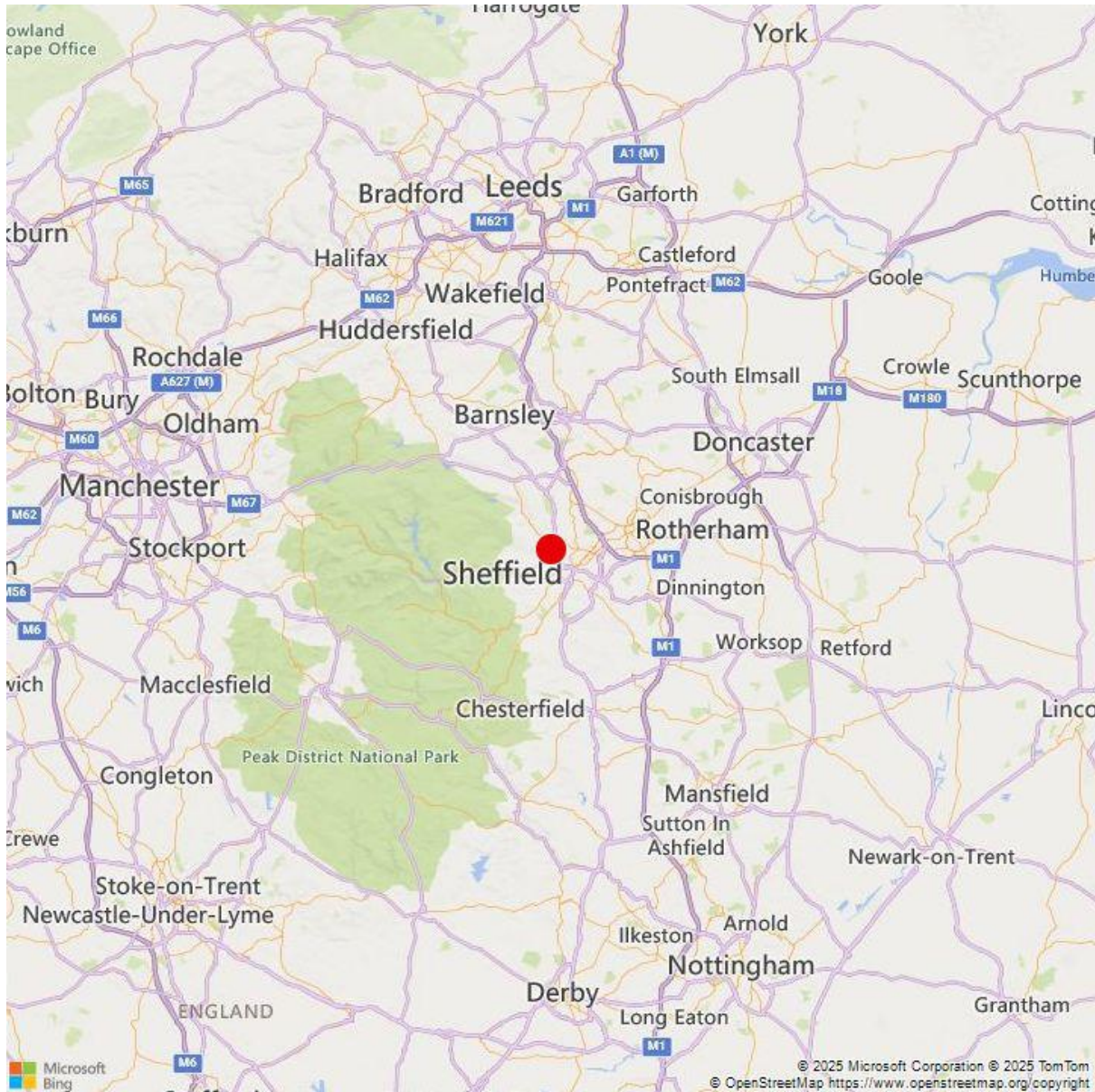
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