

### Directions

### Viewings

Viewings by arrangement only. Call 0114 483 0038 to make an appointment.

### EPC Rating

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	79	81
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



Flat 3, 17 Abbey Lane, Sheffield, S8 0BJ





£850 Per month

- Top floor apartment
- Immaculately presented, two double bedroom property
- Close to an abundance of local amenities
- Available for immediate occupation
- EPC Grade C
- Allocated car parking
- Excellent, highly sought after location
- Ideal for a single person, professional couple or small family
- Early viewing is highly recommended



# Flat 3, 17 Abbey Lane, Sheffield S8 0BJ

VERY SPACIOUS, two bedroom TOP FLOOR apartment with ALLOCATED CAR PARKING! This property truly needs to be viewed to be fully appreciated and is located in the HIGHLY SOUGHT AFTER location of WOODSEATS! Very close to an abundance of local amenities on Abbey Lane and Chesterfield Road. Ideal for a single person, professional couple or small family. In brief the accommodation comprises: entrance hall, living room, kitchen, two double bedrooms and a bathroom/WC. Allocated, off road parking space to the rear of the property. An early viewing is highly recommended to avoid disappointment! EPC Grade C.

 2  1  1  C

Council Tax Band: A

