

## 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)	A		94
(81-91)	B		
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

**JC SALES & LETTINGS**

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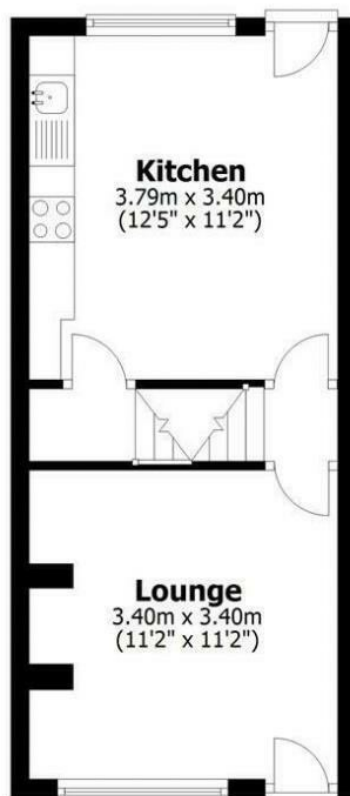
115 Valley Road, Sheffield, S8 9FX

£1,000 Per month

- Recently refurbished property
- Well presented throughout
- Close to an abundance of local amenities
- Modern kitchen and bathroom
- Early viewing highly recommended
- Three bedroom mid terrace
- Excellent, highly sought after location
- Ideal for a professional couple or family
- Accommodation over three floors
- EPC Grade C

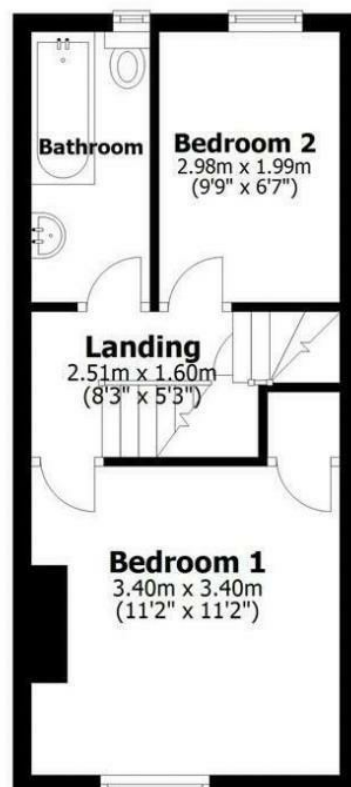
## Ground Floor

Approx. 27.9 sq. metres (300.0 sq. feet)



## First Floor

Approx. 27.9 sq. metres (300.0 sq. feet)







## Second Floor

Approx. 19.0 sq. metres (204.3 sq. feet)



# 115 Valley Road, Sheffield S8 9FX

IMMACULATLY PRESENTED and RECENTLY REFURBISHED, three bedroom mid terrace property available for IMMEDIATE OCCUPATION! This property truly needs to be viewed to be fully appreciated and is situated in the HIGHLY SOUGHT AFTER location of MEERSBROOK. Ideal for a professional couple or family and located conveniently for a host of local amenities, public transport links and access to the city centre. In brief the accommodation comprises: lounge, inner hall, kitchen, two first floor bedrooms, bathroom/WC and an attic bedroom. Garden to the rear. An early viewing is highly recommended to avoid disappointment! EPC Grade C.

 3  1  1  C

Council Tax Band: A

