

## Directions

## Viewings

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

## EPC Rating

D

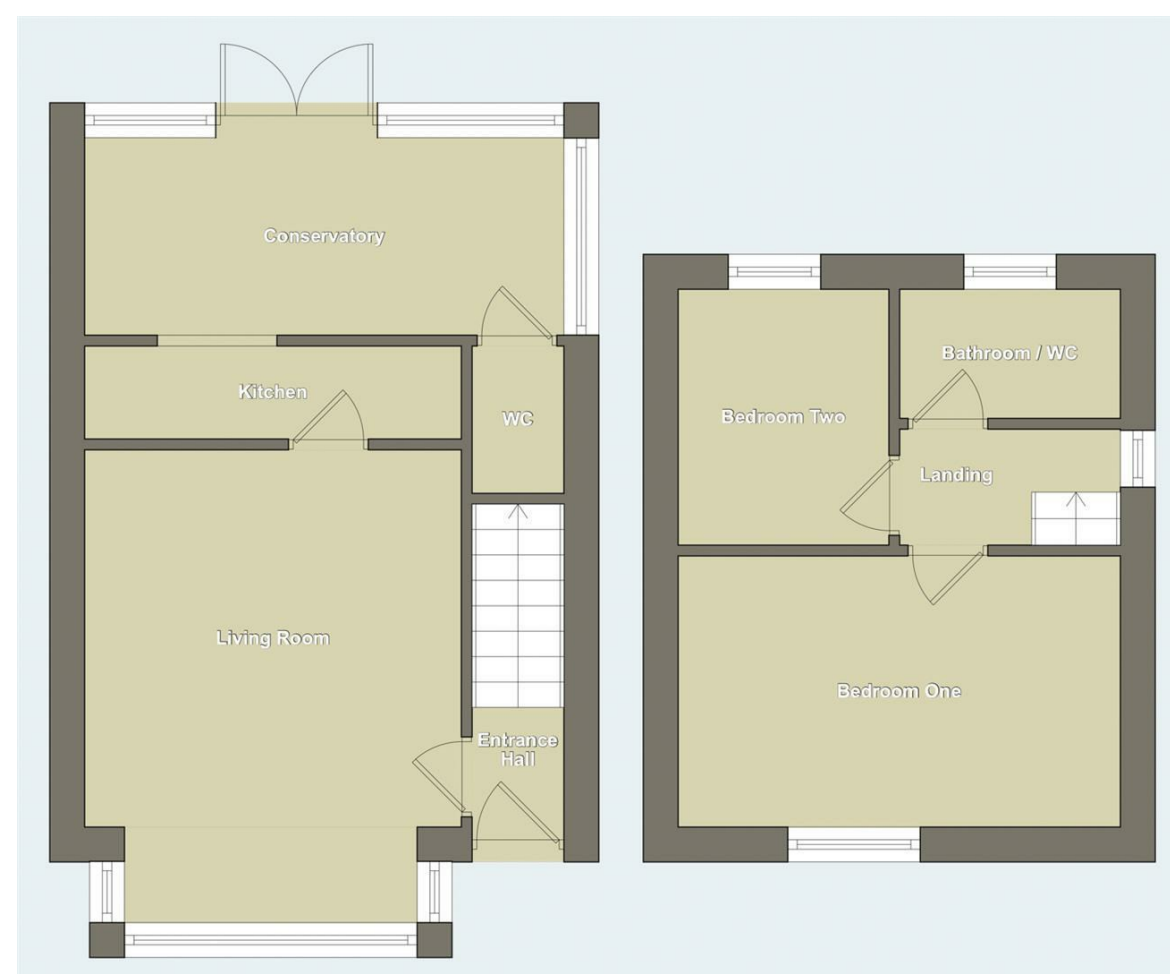
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

JC SALES  
& LETTINGS

Tel: 0114 483 0038

E-mail: [sales@jc-salesandlettings.com](mailto:sales@jc-salesandlettings.com)

Website: [www.jc-salesandlettings.com](http://www.jc-salesandlettings.com)



31 Woodthorpe Road, Sheffield, S13 8DT

£850 Per month

- Immaculately presented property
- Modern kitchen and bathroom
- Conservatory
- Close to an abundance of local amenities
- Early viewing highly recommended
- Two bedroom semi-detached
- Large garden to the rear
- Ideal for a couple or small family
- Available for immediate occupation
- EPC Grade D



# 31 Woodthorpe Road, Sheffield S13 8DT

IMMACULATELY PRESENTED, two bedroom semi-detached property located in this HIGHLY POPULAR residential area. This property truly needs to be viewed to be fully appreciated and is ideal for a single occupant, couple or small family. Benefiting from a LARGE REAR GARDEN and MODERN KITCHEN and BATHROOM. In brief the accommodation comprises: entrance hall, living room, kitchen, conservatory, downstairs WC, two first floor bedrooms and a bathroom/WC. Large garden to the rear and garden to the front. An early viewing is highly recommended to avoid disappointment! EPC Grade D.

 2

 1

 1

 D

Council Tax Band: A

