



Viewings

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

Vendors Comments

Add text here

| Energy Efficiency Rating                    |         |                         |
|---|---------|-------------------------|
|   | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         | 89                      |
| (81-91) B                                   |         |                         |
| (69-80) C                                   | 74      |                         |
| (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 |



12 Hollinsend Road, Sheffield, S12 2EF

£875 Per month

- Water bill included in the rent
- Immaculately presented throughout
- Modern kitchen and bathroom
- Close to an abundance of local amenities
- Early viewing highly recommended
- Larger than average property
- One off road parking space
- Available for October move-in
- Highly popular location
- EPC Grade C



## 12 Hollinsend Road, Sheffield S12 2EF

\*\*\*Water bill included in the rent\*\*\*

HUGE and IMMACULATELY PRESENTED, two bedroom END TERRACE property with ONE OFF ROAD PARKING SPACE.

Available for occupation in October and ideal for a professional couple or small family. Occupying an enviable position in this highly sought after location and conveniently located for an abundance of local amenities and public transport links.

In brief the accommodation comprises: entrance hall to the ground floor and large open plan living room / kitchen to the first floor. There are two bedrooms and a bathroom / shower room / WC to the second floor. Garden to the rear with one off road parking space to the front of the property.

An early viewing is highly recommended to avoid disappointment.

EPC Grade C.



Council Tax Band: A

