

Makers Place, S3

PROPERTY ADDRESS
21 Makers Place
Kelham Island
Sheffield
S3 8FS

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	90
(69-80) C		
(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	



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- Total cost of first month: unfurnished £2,369.23 (deposit & rent)
- Total cost of first month: furnished £2,584.61 (deposit & rent)
- Great location
- Available now
- Communal green spaces

We're pleased to offer the first chance to rent at this fantastic new build house in Citu's Kelham Central development.

The property has a spacious open-plan kitchen, dining, and living area plus a stylish bedroom and bathroom. High levels of insulation, triple glazed windows and Mechanical Ventilation Heat Recovery (MVHR) are just some of the features which lower the heating demand in winter and keep the property cool during the summer. The house has unparalleled efficiency and makes it easy for occupiers to live sustainably and with a lower carbon footprint.

The brand new property is offered unfurnished, or furnished for an extra cost.

It's in a central location within the thriving Kelham Island with its excellent range of independent cafes, restaurants, bars and pubs. The property is well placed to easily access Sheffield city centre, the hospitals and universities by foot, bike or tram.

Residents have access to attractive public landscaped green space with a variety of trees, flowers, shrubs and a raised decked area.

Available immediately subject to acceptable referencing.

Unfurnished:
Rent: £1,100 per calendar month
Holding deposit: £1,269.23
Deposit: £253.84

Furnished:
Rent: £1,200 per calendar month
Holding deposit: £276.92
Deposit: £1,384.61



Your Text Here



Broadband and electricity at the development are supplied by the utility company instructed by the Community Interest Company. There is no option to change this to another provider due to the billing of on-site energy production. Broadband is approximately £40 per month.

The photos are representative of this type of property.