



### 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		
(81-91) B		
(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	



Tel: 0114 483 0038

E-mail: sales@jc-salesandlettings.com

Website: www.jc-salesandlettings.com



**11 Wansfell Road, Sheffield, S4 8BE**

**£850 Per month**

- Newly refurbished
- Immaculately presented throughout
- Close to local amenities
- Ideal for a professional couple or family
- Early viewing highly recommended to avoid disappointment
- Available for immediate occupation
- Good size, three bedroom terraced property
- Situated conveniently for Meadowhall Shopping Centre
- Very modern kitchen and bathroom
- Awaiting EPC

# 11 Wansfell Road, Sheffield S4 8BE

\*\*\* NEWLY REFURBISHED and AVAILABLE FOR IMMEDIATE OCCUPATION \*\*\*

This IMMACULately PRESENTED, three bedroom mid terrace property truly needs to be viewed to be fully appreciated. Ideal for a professional couple or family and located in this highly popular location, which is convenient for local amenities and Meadowhall Shopping Centre.

In brief the accommodation comprises: living room, dining kitchen, two first floor bedrooms, bathroom / WC and an attic bedroom. Garden to the rear.

An early viewing is highly recommended to avoid disappointment!

Awaiting EPC.



Council Tax Band: A

