

### Viewings

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

### Vendors Comments

Add text here

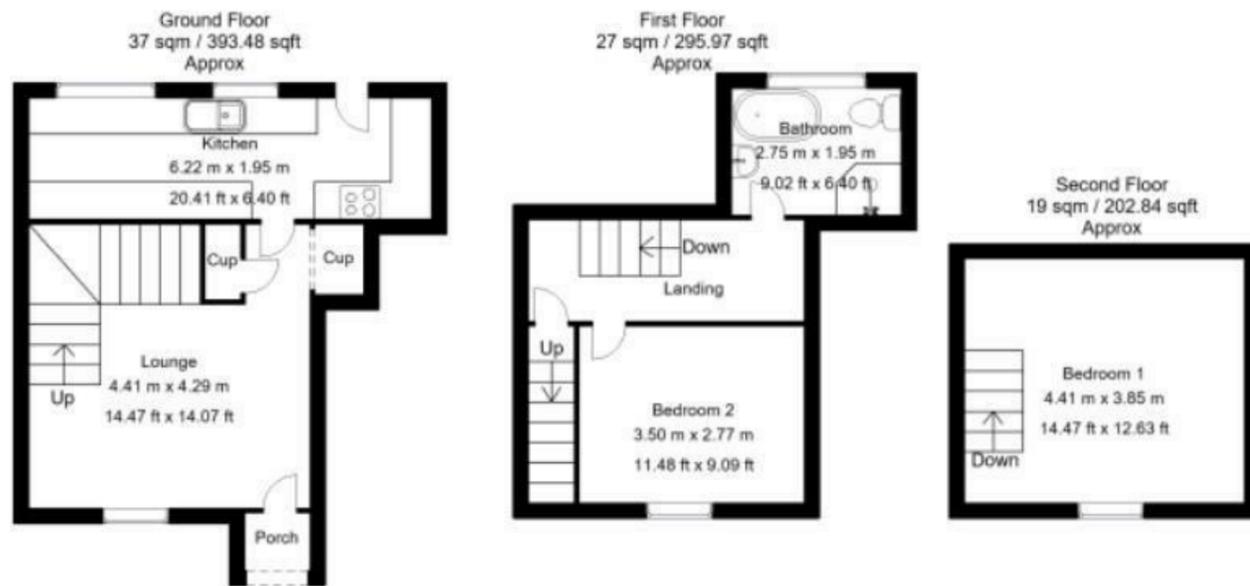
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>83</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>48</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

**JC SALES & LETTINGS**

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**18 Townhead Road, Sheffield, S17 3GA**

**£1,300 Per month**

- Truly stunning cottage and full of charm and character
- Situated in the heart of the highly sought-after Dore Village
- Allocated off-road parking included
- Excellent public transport links nearby
- Available immediately – early viewing recommended
- Unique end terrace with two double bedrooms
- Rarely available rental of this standard
- Close to shops, cafés, and popular pubs
- Easy access to countryside walks and schools
- EPC Grade E

# 18 Townhead Road, Sheffield S17 3GA

TRULY STUNNING and bursting with CHARM & CHARACTER is this UNIQUE, two double bedroom END TERRACE COTTAGE, ideally positioned in the very heart of Dore Village. Rarely do homes of this standard come available on the rental market and the property must be viewed to be fully appreciated. The accommodation offers a wonderful blend of period features and a warm, homely feel throughout, making it an excellent choice for those looking for something a little different from the ordinary. Benefitting from allocated off-road parking, the property is superbly located for an abundance of local amenities, excellent public transport links, popular pubs and cafés, access to beautiful countryside walks and a selection of highly regarded local schools. An ideal home for a professional couple, small family or down-sizer, with everything you need right on the doorstep. AVAILABLE FOR IMMEDIATE OCCUPATION and an early viewing is highly recommended to avoid disappointment! EPC Grade E.



Council Tax Band: B

