



### 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>85</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>59</b>	
(39-54) <b>E</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**

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)



**53 Hackthorn Road, Sheffield, S8 8TB**

**£900 Per month**

- Far reaching views over Sheffield
- Well presented throughout
- Ideal for a single occupant or professional couple
- Good local schools
- EPC Grade D
- Large garden to the rear
- Close to an abundance of local amenities in Woodseats
- Situated conveniently for public transport links
- Early viewing highly recommended

# 53 Hackthorn Road, Sheffield S8 8TB

IMMACULATELY PRESENTED, two bedroom mid terrace property with LARGE GARDEN and FAR REACHING VIEWS over Sheffield. This property truly needs to be viewed to be fully appreciated and is ideal for a single occupant, professional couple or small family. Occupying an enviable position, close to the abundance of local amenities in WOODSEATS and public transport links. In brief the accommodation comprises: living room, dining kitchen, two first floor bedrooms and a bathroom / WC. Patio and garden to the rear. An early viewing is highly recommended to avoid disappointment! EPC Grade D.

2 1 1 D

Council Tax Band: A

