

Viewings

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

Vendors Comments

Add text here

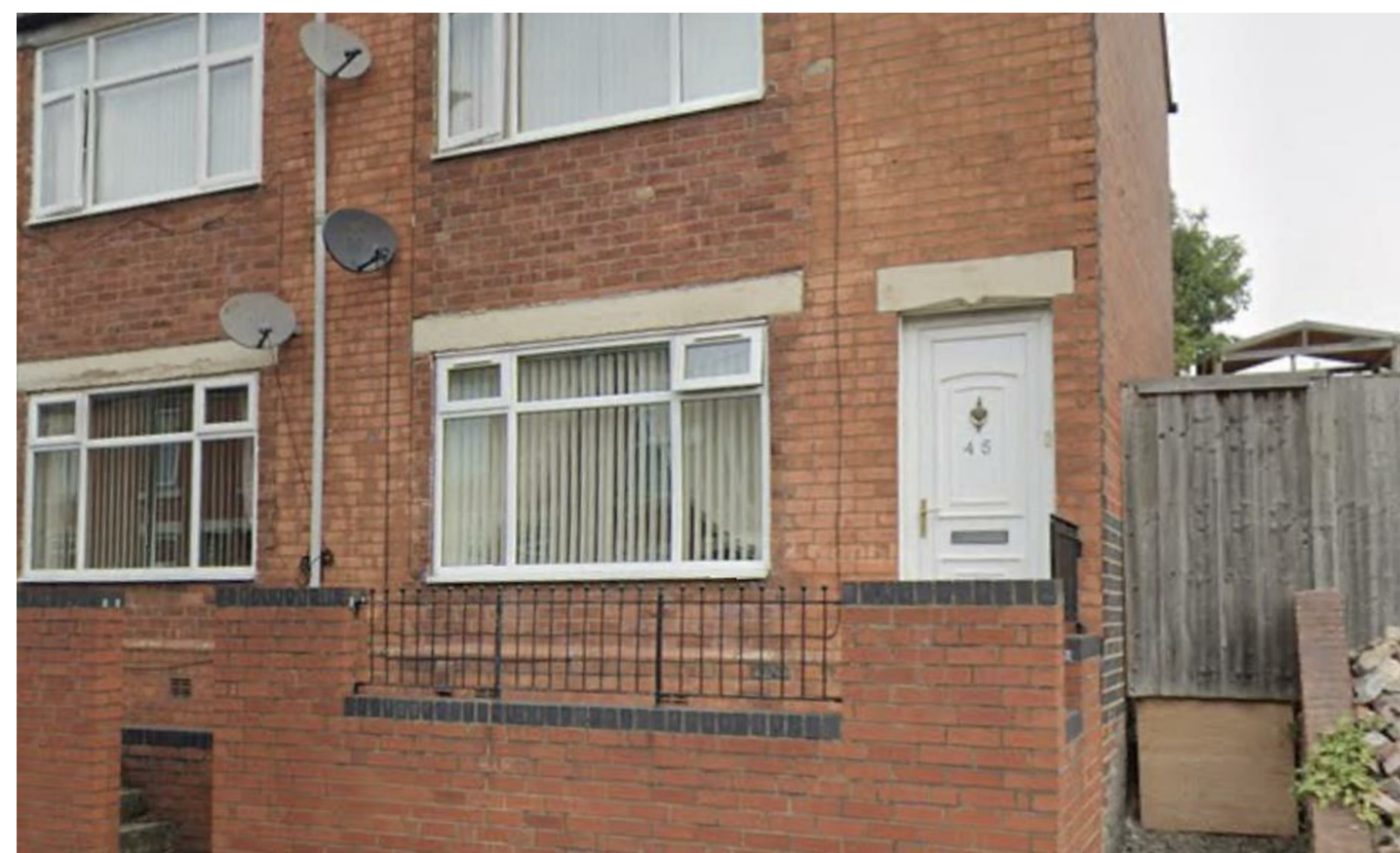
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		89
(69-80)	C		
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

**JC SALES
& LETTINGS**

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E-mail: sales@jc-salesandlettings.com

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45 Rothay Road, Sheffield, S4 8BD

£795 Per month

- Available for immediate occupation
- Two bedroom end terrace
- Excellent, highly popular location
- Conveniently located for Meadowhall Shopping Centre
- Viewing highly recommended
- Very well presented property
- Well proportioned
- Close to an abundance of local amenities
- Ideal for a professional couple or small family
- EPC Grade D

45 Rothay Road, Sheffield S4 8BD

*** AVAILABLE FOR IMMEDIATE OCCUPATION ***
VERY WELL PRESENTED and WELL PROPORTIONED, two bedroom END TERRACE property situation in this HIGHLY SOUGHT AFTER residential area.
Ideal for a professional couple or small family and located conveniently for a host of local amenities, public transport links and Meadowhall Shopping Centre.
In brief the accommodation comprises: entrance hall, living room, dining kitchen, two first floor bedrooms and a bathroom/WC.
Garden to the rear.
An early viewing is highly recommended to avoid disappointment!
EPC Grade D.

 2

 1

 1

 D

Council Tax Band: A

