

73 Dorothy Road, Hillsborough, Sheffield, S6 4FQ  
£1,250 PCM  
Council Tax Band: A

 **ARCHERS**  
ESTATES





Recently modernised throughout, this larger than average three double bedroom bay fronted mid terraced is perfect for families or professionals and is located on this popular road close to shops, Supertram links and Hillsborough Park! Having been fully redecorated including new carpets and flooring as well as having the kitchen fully updated, this home is worthy of an inspection to appreciate the size and quality of accommodation on offer. In brief, the property comprises, Bay fronted Lounge, Inner Hallway, Dining Room with Cellar access and offshot Kitchen with white goods. To the first floor there is a Landing area, two double sized Bedrooms and an offshot Bathroom. To the second floor there is an Attic Bedroom. Outside, a shared passageway gives access to the rear Patio garden which enjoys a south facing outlook. AVAILABLE IMMEDIATELY ON A FURNISHED BASIS. Holding fee is £288.00, the full deposit due is £1442.00. Council tax band A.



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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by the prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Plan produced using PlanUp.

73 Dorothy Road, Sheffield

| 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                     |         |           |