

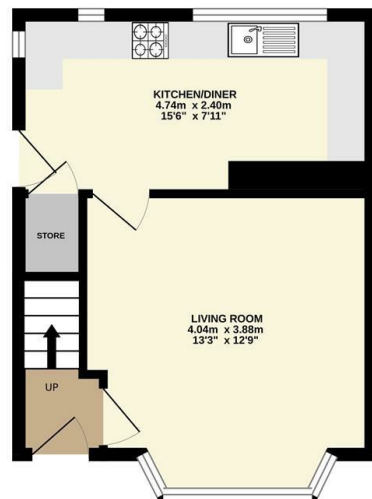


## 140 Hopefield Avenue, Sheffield, S12 4XE

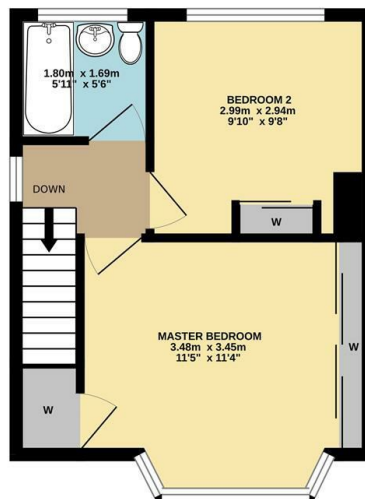
£875 Per Calendar Month

- Lovely semi-detached property
- Enclosed rear garden
- Council tax band A
- Two double bedrooms with fitted wardrobes
- Unfurnished
- Private driveway
- Available now

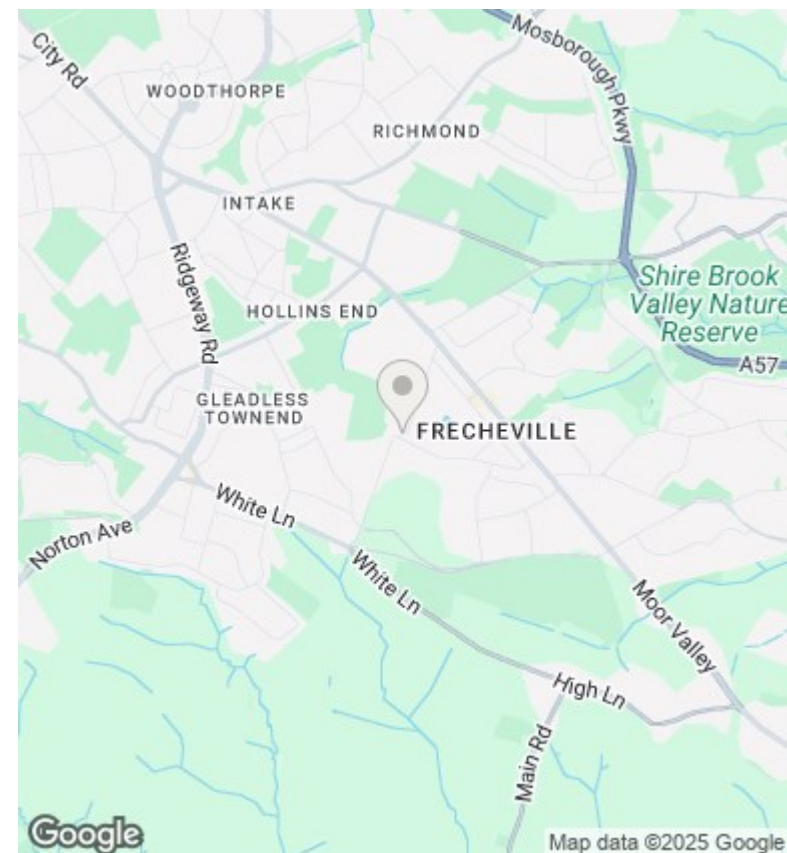
GROUND FLOOR  
28.5 sq.m. (306 sq.ft.) approx.



1ST FLOOR  
28.9 sq.m. (311 sq.ft.) approx.



TOTAL FLOOR AREA: 57.3 sq.m. (617 sq.ft.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
Made with Metropix CS2025



## Directions

## Viewings

Viewings by arrangement only. Call 01142 687777 to make an appointment.

## Council Tax Band

C

## EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	76
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC