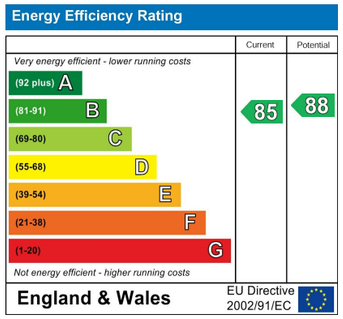
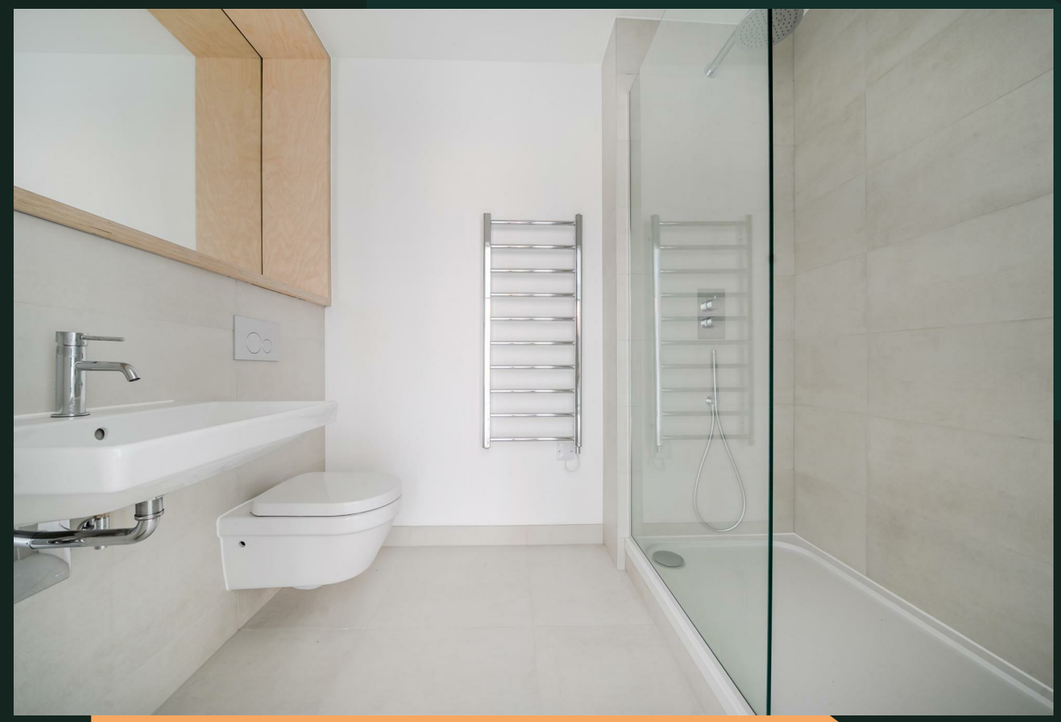
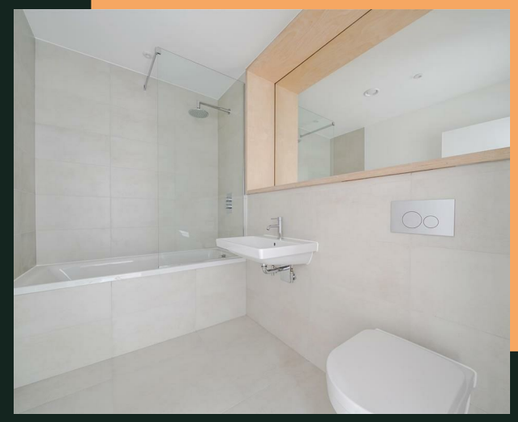
PROPERTY ADDRESS

8 Cotton Street
Kelham Island
Sheffield
S3 8FP




# Cotton Street, S3





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- Rent to buy scheme available
- Zero deposit available
- Kelham Island
- Roof terrace
- Parking space included

The recently-built townhouse is set over three floors and also boasts an impressive roof terrace plus an attractive patio area at the front. It has a welcoming and spacious open-plan kitchen, dining, and living area on the ground floor with patio doors to the front. There is a stylish kitchen island which is complemented by sleek, contemporary fitted units.

The bright and airy spaces are carefully designed to flood natural light into the property and combined with super-efficient integrated appliances creates a welcoming yet functional and flexible space. There are four double bedrooms and two modern bathrooms.

High levels of insulation, triple glazed windows and Mechanical Ventilation Heat Recovery (MVHR) are just some of the features which lower the heating demand in winter and keep the property cool during the summer. The house has unparalleled efficiency and makes it easy for occupiers to live sustainably and with a lower carbon footprint.

It's in a central location within the thriving Kelham Island with its excellent range of independent cafes, restaurants, bars and pubs. The property is within easy reach of Sheffield city centre.

Residents have access to attractive public landscaped green space with a variety of trees, flowers, shrubs and a raised decked area.

Available now subject to acceptable referencing.

A parking space is included.

Rent: £2,300 per calendar month
Holding deposit: £530.76
Deposit: £2,653.84

Broadband and electricity at the development are supplied by the utility company instructed by the Community Interest Company. There is no option to change this to another provider due to the billing of on-site energy production. Broadband is approximately £40 per month.

Please note that the photos are representative of this type of property and CGIs have been used for illustration.

*Rent to buy scheme available*












* Fix your purchase price now and protect yourself from future market increases.
* Test your new home and neighbourhood before you commit to buying.
* Build a substantial deposit contribution while you rent.
* Secure your property now while arranging your mortgage and finances.
* Perfect for buyers waiting on property sales or building their deposit.