

AVAILABLE NOW



House - Mid Terrace

# COATES STREET, SHEFFIELD, S2

Per month

# £900

## FEATURES

- 2 Spacious Double Rooms with Storage
- Fully Equipped Kitchen
- Large Storage Room
- Easy access to the City Centre
- On-street Permit Free Parking
- Gas Central Heating
- Double Glazed Windows
- Outdoor Seating Area



  
**HIGHGATES**  
SALES & LETTINGS

# 2 Bedroom House - Mid Terrace located in Sheffield



Available for immediate move-in, this lovely home offers a comfortable and well-designed living space, featuring tasteful décor in the lounge and a fully equipped kitchen. Additionally, the property benefits from a generous storage space on the ground floor.

Upstairs, you'll find two spacious double bedrooms, each offering plenty of room and natural light. The bathroom includes a shower over the bath, providing the perfect space to unwind after a long day.

To the exterior, the property comes with the added benefits of on-street permit free parking and a rear garden with seating, an ideal spot to relax.

The property is perfectly located with easy access to local amenities, including the Park Library Centre just a short walk away. You'll also find a variety of eateries and local coffee shops in the nearby award-winning Park Hill development. Local businesses are plentiful along City Road, and Skye Edge Fields close by, offering great outdoor space.

This location makes it an ideal choice for those seeking convenience, with a wide range of options right on your doorstep. Pets will be considered.

Viewing is highly recommended.

Holding Deposit: £229.61

Call us on

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Council Tax Band

**A**

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>44</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.