



BTG
Eddisons
RESIDENTIAL PROPERTY - TO LET

020 3205 0200
eddisons.com



30 BENTY LANE, CROSSPOOL, SHEFFIELD, SOUTH YORKSHIRE S10 5NF

Rent: £925.00 per month

Size: 542 sq ft (50.35 sq m)

- Two Bedroom terraced property
- Alarm fitted
- Smoke Alarms

LOCATION

Located in Crosspool with easy access to Universities/Hospitals.



DESCRIPTION

Two bed stone built terraced house, newly refurbished. The property has the benefit of smoke alarms in the living room and top of the stairs. There is a kitchen oven and hob. The property also has the benefit of an alarm.

SERVICES

Mains electricity, gas and water are believed to be available to the premises.

Interested parties are however advised to make their own enquiries of the relevant service providers. Often, where buildings are vacant, services can be disconnected so no warranty can be given in respect of the connection, condition or working order of services, fixtures and fittings.

ACCOMMODATION

All measurements are approximate prepared on a net internal area basis.

	M ²	SQ FT
Ground Floor		
Bathroom	3.2	34
Living Room	12.2	132
Kitchen	13.5	145
First Floor		
Front Bedroom 1	13.0	140
Back Bedroom 2	8.5	91

RENT

£925.00 per month exclusive.

COUNCIL TAX

Council Tax Banding - B.



EPC

D (55). Valid until 17 December 2033. A copy of the EPC is available from the Agent.

ANTI-MONEY LAUNDERING

Please note all prospective parties will need to be verified for anti-money laundering purposes prior to the deal being agreed.



VIEWING

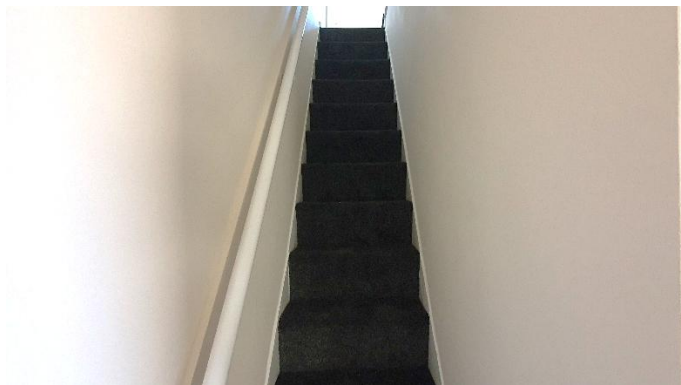
Strictly by appointment with the sole agents:- Eddisons
1 Blackburn Road
Sheffield
S61 2DW
Contact: Rachel Woolhouse
Rachel.Woolhouse@eddisons.com
(0114) 349 2783 (Mobile - 07974 887 061)

Ref: RW

For more information, visit eddisons.com
020 3205 0200



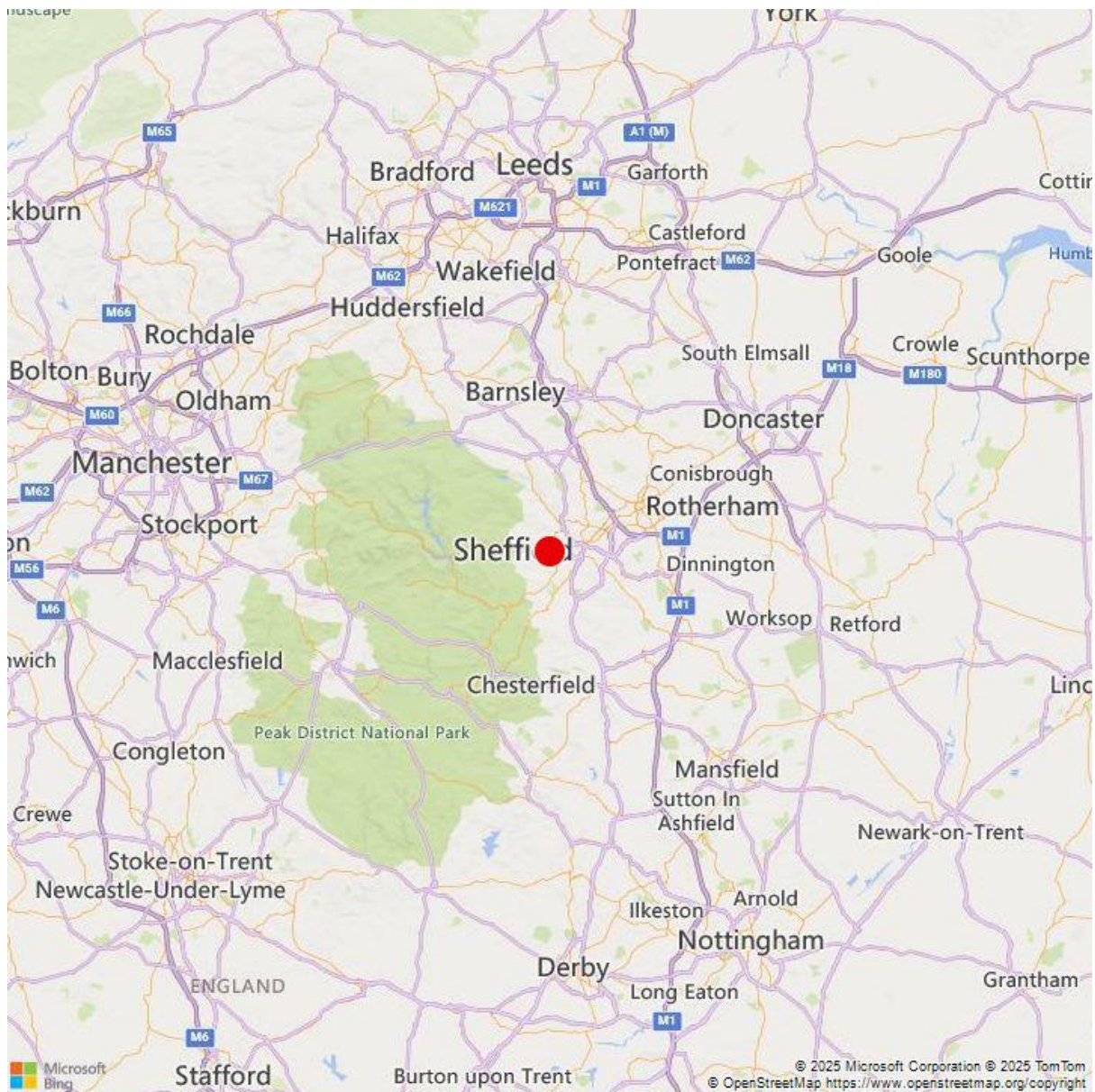
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