



## 30 Ratcliffe Road, Sharrow Vale, Sheffield, S11 8YA

£1,200 PCM

- Two double bedrooms and one single bedroom/study
- Kitchen with range cooker and dishwasher
- Good size living room
- Modern bathroom with shower over bath
- Private rear yard with built in seating area
- Permit parking
- Available 1 June 2026
- Council tax band B
- Part furnished

Directions

Viewings

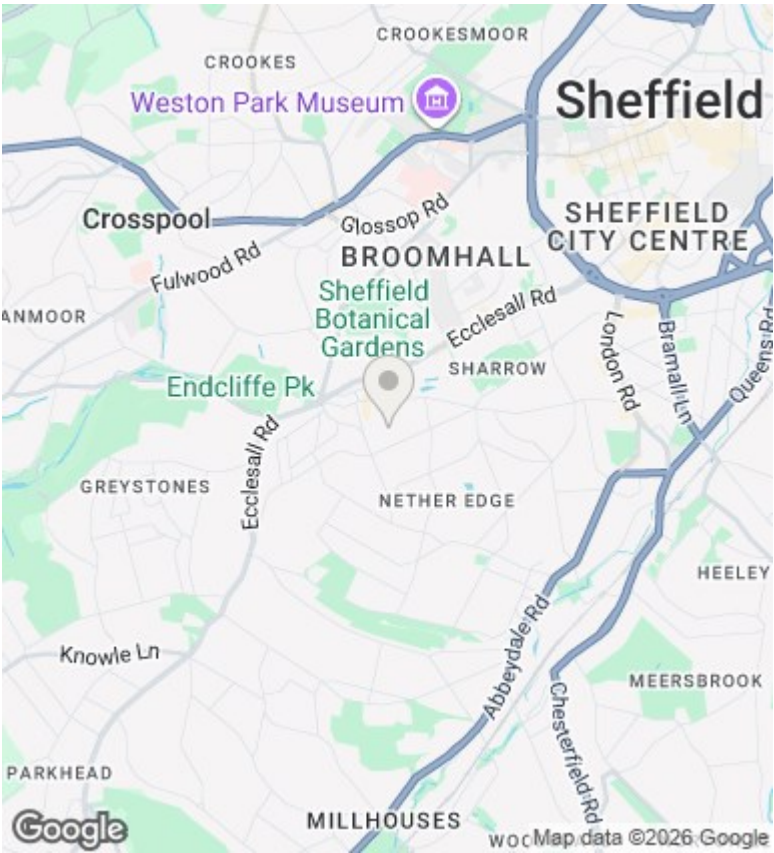
Viewings by arrangement only. Call 01142 687777 to make an appointment.

Council Tax Band

B

EPC Rating:

D



| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         |                         |
| (81-91) B                                   |         | 87                      |
| (69-80) C                                   |         |                         |
| (55-68) D                                   | 59      |                         |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |