

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Cavill Road

Sheffield, S8 8RJ

£925 Per Calendar Month



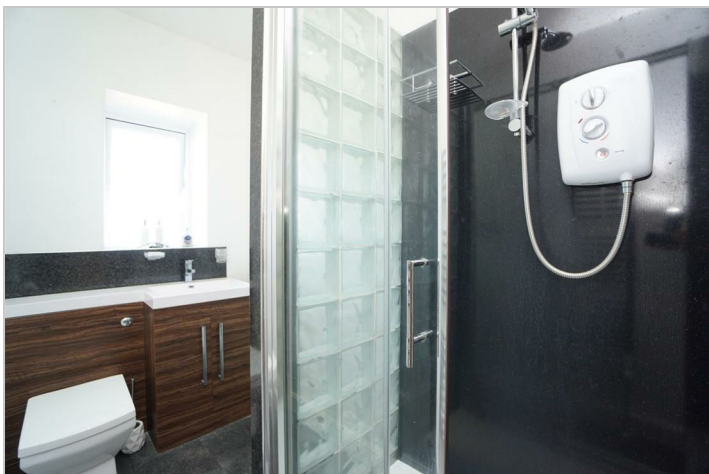
# 6 Cavill Road

Sheffield, S8 8RJ

£925 Per Calendar Month

HUNTERS CROOKES are delighted to market this two bedroom terraced house located on the popular area of S8 having stunning views over the city and Peak District and only a short walk to Graves Park. The property briefly comprises; front living room with feature fire surround, dining kitchen with fitted walls and base units. To the first floor are two bedrooms and a bathroom with walk in shower. Externally the property has a front garden with steps to the front door. This property also benefits from a utility area and large storage area on the lower ground floor with a door leading to the rear enclosed garden.





- EXCELLENT LOCATION
- TWO BEDROOMS
- UTILITY AND STORAGE AREA
- KITCHEN DINER
- FRONT FACING LOUNGE
- REAR ENCLOSED GARDEN
- EPC RATING D
- COUNCIL TAX RATING A

## Road Map



## Hybrid Map



## Terrain Map



## Energy Efficiency Graph

### 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>		
(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		
	<b>64</b>	<b>89</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Viewing

Please contact our Hunters Sheffield - Crookes Lettings Office on 0114 2666626 if you wish to arrange a viewing appointment for this property or require further information.

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.