



Viewings
 Viewings by arrangement only.
 Call 0114 483 0038 to make an appointment.

Vendors Comments
 Add text here

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C			
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



45 Rothay Road, Sheffield, S4 8BD

£750 Per month

- Available for immediate occupation
- Two bedroom end terrace
- Excellent, highly popular location
- Conveniently located for Meadowhall Shopping Centre
- Viewing highly recommended
- Very well presented property
- Well proportioned
- Close to an abundance of local amenities
- Ideal for a professional couple or small family
- EPC Grade D

45 Rothay Road, Sheffield S4 8BD

*** AVAILABLE FOR IMMEDIATE OCCUPATION ***

VERY WELL PRESENTED and WELL PROPORTIONED, two bedroom END TERRACE property situation in this HIGHLY SOUGHT AFTER residential area.

Ideal for a professional couple or small family and located conveniently for a host of local amenities, public transport links and Meadowhall Shopping Centre.

In brief the accommodation comprises: entrance hall, living room, dining kitchen, two first floor bedrooms and a bathroom/WC. Garden to the rear.

An early viewing is highly recommended to avoid disappointment!

EPC Grade D.



Council Tax Band: A

