

**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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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Website: [www.jc-salesandlettings.com](http://www.jc-salesandlettings.com)



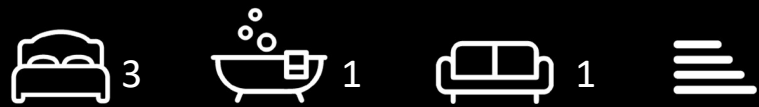
11 Wansfell Road, Sheffield, S4 8BE  
£850 Per month

- Newly refurbished
- Immaculately presented throughout
- Close to local amenities
- Ideal for a professional couple or family
- Early viewing highly recommended to avoid disappointment
- Available for immediate occupation
- Good size, three bedroom terraced property
- Situated conveniently for Meadowhall Shopping Centre
- Very modern kitchen and bathroom
- Awaiting EPC



# 11 Wansfell Road, Sheffield S4 8BE

\*\*\* NEWLY REFURBISHED and AVAILABLE FOR IMMEDIATE OCCUPATION \*\*\*  
This IMMACULATELY PRESENTED, three bedroom mid terrace property truly needs to be viewed to be fully appreciated. Ideal for a professional couple or family and located in this highly popular location, which is convenient for local amenities and Meadowhall Shopping Centre.  
In brief the accommodation comprises: living room, dining kitchen, two first floor bedrooms, bathroom / WC and an attic bedroom. Garden to the rear.  
An early viewing is highly recommended to avoid disappointment!  
Awaiting EPC.



Council Tax Band: A

