

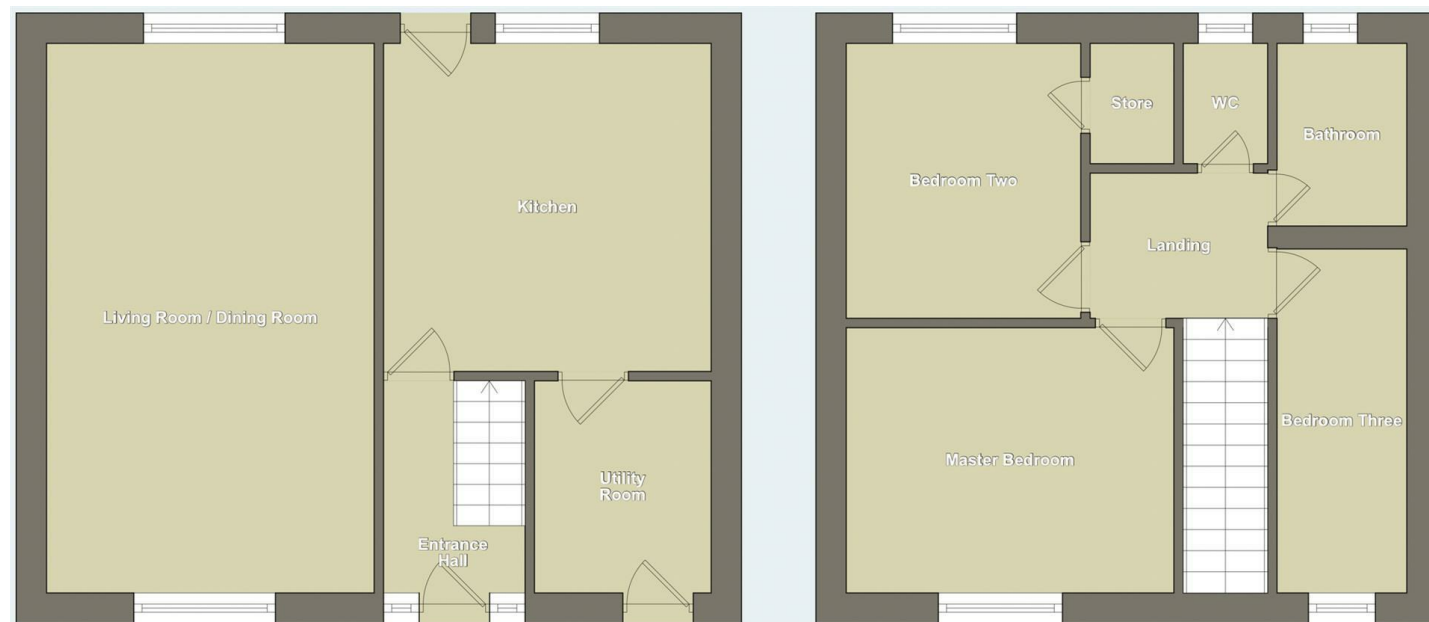
### Viewings

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) <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			
		70	84
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



## 49 Dawlands Close, Sheffield, Yorkshire, S2 1SF

£995 Per month

- Recently modernised throughout
- Larger than average property
- Cul-de-sac position
- Ideal for a professional couple or family
- Viewing highly recommended
- Modern kitchen and bathroom
- Three bedroom mid terrace
- Highly sought after location
- Close to an abundance of local amenities
- EPC Grade C

# 49 Dawlands Close, Sheffield S2 1SF

RECENTLY MODERNISED and LARGER THAN AVERAGE, three bedroom mid terrace property, which occupies an ENVIABLE POSITION in this CUL-DE-SAC.

Ideal for a professional couple or family and conveniently located for a host of local amenities, public transport links and the motorway network.

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

An early viewing is highly recommended to avoid disappointment!

EPC Grade C.



Council Tax Band: A

