

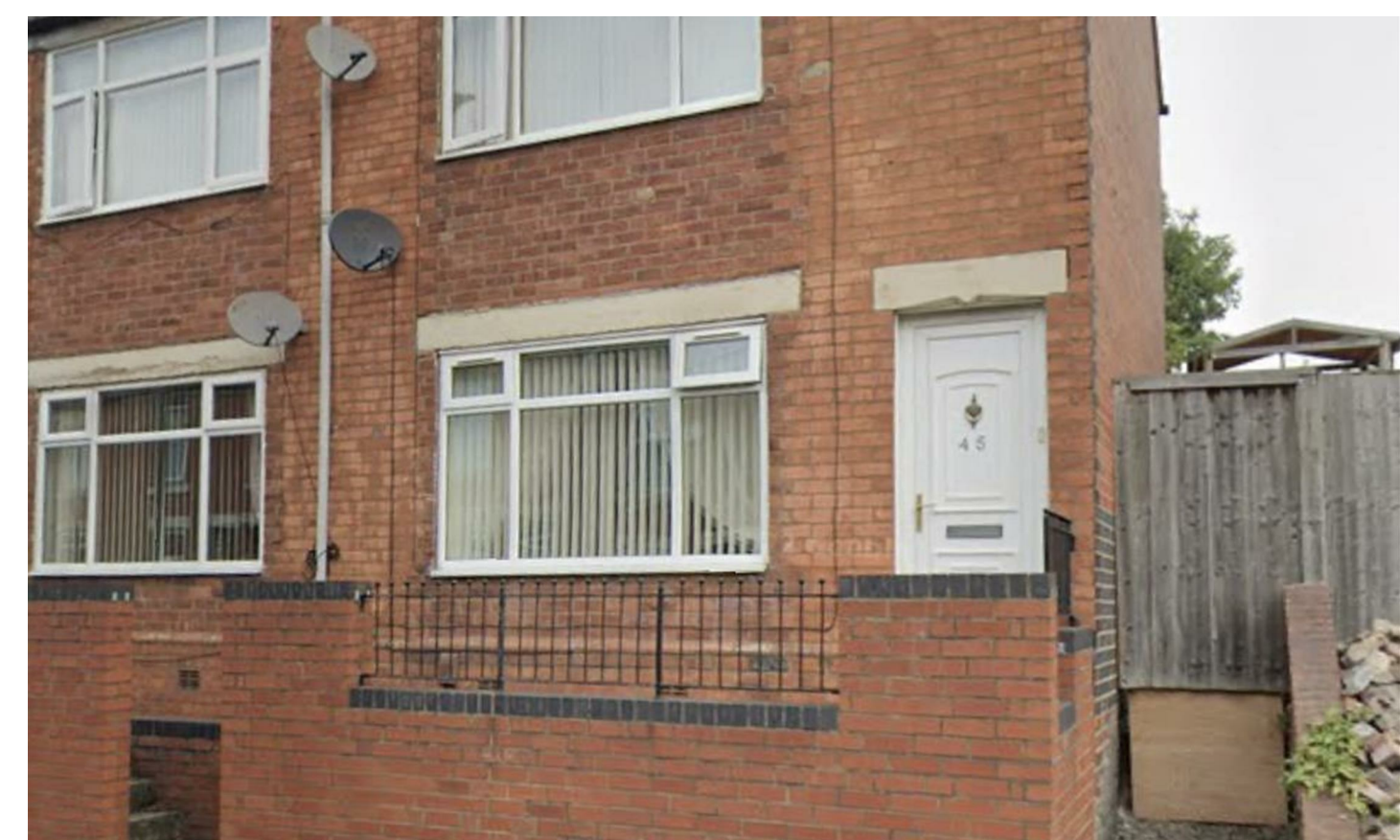
**Viewings**  
Viewings by arrangement only.  
Call 0114 483 0038 to make an appointment.

**Vendors Comments**  
Add text here

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>89</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>57</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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)



**45 Rothay Road, Sheffield, S4 8BD**

**£775 Per month**

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



## 45 Rothay Road, Sheffield S4 8BD

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

