



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



50 Hawkshead Road, Sheffield, S4 8BB

£850 Per month

- Huge, stunning rear garden
- Immaculately presented and newly refurbished
- Ideal for single occupant, couple or small family
- Excellent access to amenities and public transport
- New and very modern kitchen and bathroom
- Available for immediate occupation
- Two double bedroom mid-terrace home
- Very modern kitchen and bathroom
- Close to motorway network and Meadowhall Shopping Centre
- EPC Grade D

50 Hawkshead Road, Sheffield S4 8BB

*** HUGE, STUNNING REAR GARDEN ***

*** AVAILABLE FOR IMMEDIATE OCCUPATION ***

An IMMACULATELY PRESENTED and NEWLY REFURBISHED TWO DOUBLE BEDROOM MID TERRACED HOME, finished to an excellent standard throughout and offering modern, ready-to-move-into accommodation.

The property would be ideally suited to a single occupant, professional couple or small family and is conveniently located for a host of local amenities, public transport links, the motorway network and Meadowhall Shopping Centre. Further highlights include a VERY MODERN KITCHEN AND BATHROOM, adding to the home's contemporary feel.

In brief, the accommodation comprises: entrance hall, lounge, dining room, kitchen and door providing access to the cellar to the ground floor. To the first floor are two double bedrooms and a bathroom / WC. Externally, the property boasts a LARGE, BEAUTIFULLY PRESENTED GARDEN TO THE REAR — a real standout feature and ideal for relaxing or entertaining.

An early viewing is highly recommended to avoid disappointment!

EPC Grade D.



Council Tax Band: A

