

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

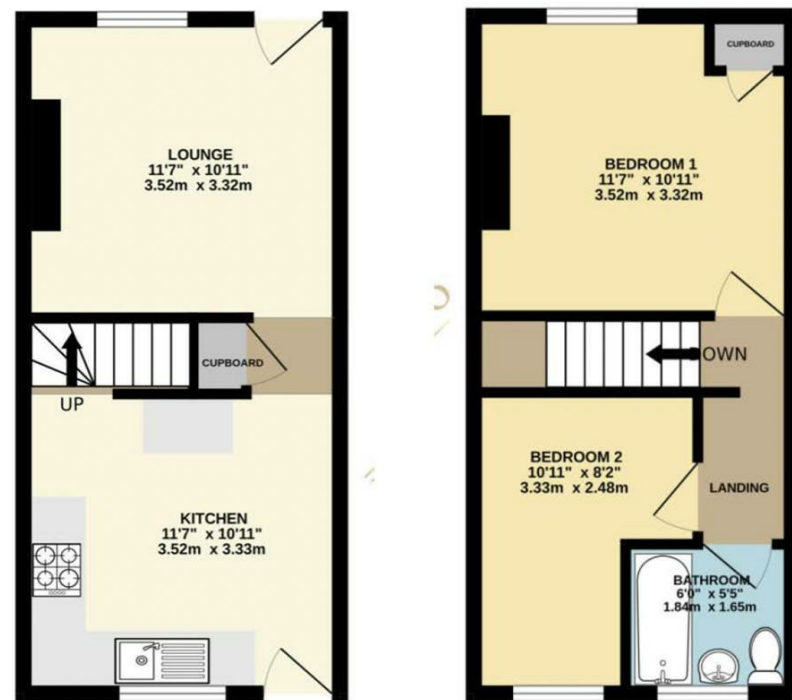
Vendors Comments
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



GROUND FLOOR
 279 sq.ft. (25.9 sq.m.) approx.

1ST FLOOR
 279 sq.ft. (26.0 sq.m.) approx.



106 School Road, Wales, Sheffield, S26 5QJ

£795 Per month

- Available for immediate occupation
- Well-presented mid-terrace property
- Close to an abundance of local amenities
- Ideal for professionals or small family
- Early viewing highly recommended to avoid disappointment
- Recently refurbished
- Highly desirable location
- Near Rother Valley Country Park
- Two first-floor bedrooms
- EPC Grade D

106 School Road, Sheffield S26 5QJ

*** AVAILABLE FOR IMMEDIATE OCCUPATION ***

RECENTLY REFURBISHED and BEAUTIFULLY PRESENTED two-bedroom mid-terrace property situated in a highly desirable location, within close proximity to a wide range of local amenities and the picturesque Rother Valley Country Park.

This home would be ideal for a single occupant, professional couple, or small family seeking convenient living in a well-connected area.

In brief, the accommodation comprises: living room and kitchen to the ground floor and two first floor bedrooms and a bathroom / WC.

Externally, the property benefits from a rear yard, offering a private outdoor space.

Properties of this standard and location rarely remain available for long, therefore an early viewing is strongly advised to avoid disappointment!

EPC Rating: D



Council Tax Band: A

