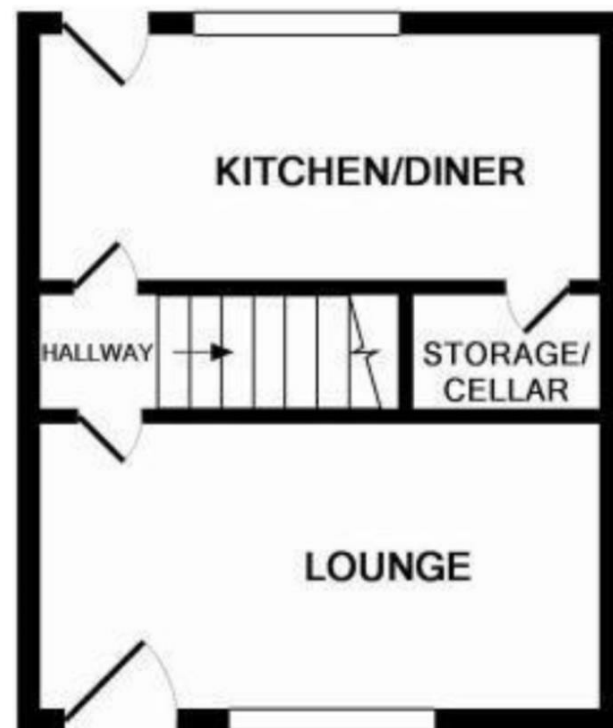


**Viewings**  
 Viewings by arrangement only.  
 Call 0114 483 0038 to make an appointment.

**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>		63	82
(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	



**39 Sheffield Road, Woodhouse, Sheffield, Yorkshire, S13 7EQ**

**£900 Per month**

- Stunning property
- Two bedrooms
- Close to local amenities
- Viewing highly recommended
- <https://app.vebraalto.com/properties/18116685/documents>
- Well presented throughout
- Attractive garden to the rear
- Excellent access to motorway networks
- EPC Grade D

# 39 Sheffield Road, Sheffield S13 7EQ

STUNNING, two bedroom mid terrace property situated in this HIGHLY SOUGHT AFTER residential area. Perfect for a professional couple and benefitting from an attractive garden to the rear. Located close to an abundance of local amenities, public transport links and access to the motorway network. In brief the accommodation comprises: lounge, dining kitchen, two first floor bedrooms and a bathroom/WC. Garden to the rear. An internal inspection is highly recommended to appreciate the standard of accommodation on offer! EPC Grade D.

2 1 1 D

Council Tax Band: A

