



### 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			85
(81-91) B			
(69-80) C			
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



350 School Road, Sheffield, S10 1GR

£1,500 Per month

- Refurbished to a high standard
- Highly sought after location
- Bay windowed lounge
- Two reception rooms
- Close to Sheffield City Centre
- Beautifully presented throughout
- Ideal for couples or families
- Three bedrooms over three floors
- Rear garden included
- EPC Grade D

# 350 School Road, Sheffield S10 1GR

\*\*\* REFURBISHED TO AN INCREDIBLY HIGH STANDARD \*\*\*

An excellent opportunity to rent this beautifully presented property, which has been refurbished to an exceptionally high standard throughout and must be viewed internally to be fully appreciated. Having clearly been well cared for and maintained by the current owner, the property offers stylish and well proportioned accommodation over three floors.

Occupying an enviable position within this highly sought after area, the property is likely to be of particular interest to a couple or family alike. It is conveniently located close to an abundance of local amenities, excellent public transport links and provides easy access to Sheffield City Centre. In brief, the accommodation comprises of a bay windowed lounge, dining room and kitchen to the ground floor. To the first floor there are two bedrooms and a bathroom/W.C., with a further attic bedroom to the second floor. Externally, there is a garden to the rear.

An early viewing is highly recommended to avoid disappointment.

EPC Grade D



Council Tax Band: B

