



**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>			84
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		57	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



Illustration for identification purposes only, measurements are approximate, not to scale.

**53 Main Avenue, Totley Rise, Sheffield, S17 4FH**

**£1,300 Per month**

- Beautifully presented, three bedroom semi-detached home
- Situated in the highly sought after location of Totley
- Within catchment for highly regarded local schools
- Short distance to the Peak District National Park
- Ideal for a professional couple or family
- Full of character, charm and original features
- Close to a wide range of excellent local amenities
- To be redecorated prior to a new tenancy
- Available at the end of June
- Viewing highly recommended

# 53 Main Avenue, Sheffield S17 4FH

A beautifully presented three bedroom semi-detached property offering a wealth of character and charm, which must be viewed to be fully appreciated. Ideally situated on this popular road within the highly regarded residential area of TOTLEY, the property benefits from a superb position close to a wide range of local amenities, whilst also falling within the catchment area for brilliant local schools. The Peak District National Park is also only a short distance away, providing excellent outdoor leisure opportunities. The property will be redecorated prior to a new tenancy commencing, ensuring a fresh and well-presented home for the incoming tenant. Offered to the market on an unfurnished basis and available at the end of June, this is a fantastic opportunity for a professional couple or family alike. An early viewing is highly recommended to avoid disappointment and to fully appreciate the standard and location of accommodation on offer. EPC Grade D.



Council Tax Band: C

