



### 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>		62	84
(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	

**JC SALES & LETTINGS**

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157 City Road, Sheffield, S2 5HF

£900 Per month

- Large property, with accommodation over three floors
- Very close to Sheffield City Centre
- Situated conveniently for a host of local amenities
- Modern kitchen and bathroom
- Well presented throughout
- Ideal for a family or couple
- Viewing highly recommended
- EPC Grade D

# 157 City Road, Sheffield S2 5HF

This VERY WELL PRESENTED, three bedroom mid terrace property truly needs to be viewed to appreciate the size and standard of accommodation on offer!

Benefiting from ACCOMMODATION OVER THREE FLOORS and is situated VERY CLOSE TO SHEFFIELD CITY CENTRE.

Ideal for a couple or family and conveniently located for a host of local amenities and public transport links.

In brief the accommodation comprises: entrance porch, living room, dining kitchen, two first floor bedrooms, bathroom/WC and an attic bedroom. Garden to the front and rear.

An early viewing is highly recommended to avoid disappointment!

EPC Grade D.



Council Tax Band: A

