

### Directions

### Viewings

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

### EPC Rating

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	69	79
EU Directive 2002/91/EC		



12 Salisbury Road, Sheffield, S10 1WB

£1,295 Per month

- Immaculately presented
- Located in the heart of Crookes
- Ideal for a professional couple or family
- Garden to the rear
- EPC Grade C
- Three bedroom mid terrace property
- Close to an abundance of local amenities
- Large attic bedroom
- Internal inspection is highly recommended



# 12 Salisbury Road, Sheffield S10 1WB


IMMACULATELY PRESENTED three bedroom mid terrace property situated in the HIGHLY SOUGHT AFTER location of CROOKES.


Ideal for a professional couple or family and occupying an enviable position on this highly popular road. Close to an abundance of local amenities and public transport links.

In brief the accommodation comprises: living room, dining kitchen, two first floor bedrooms, shower room / WC and a good size attic bedroom. Garden to the rear.

An early viewing is highly recommended to avoid disappointment!

EPC Grade C.

 3

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 C

Council Tax Band: A

