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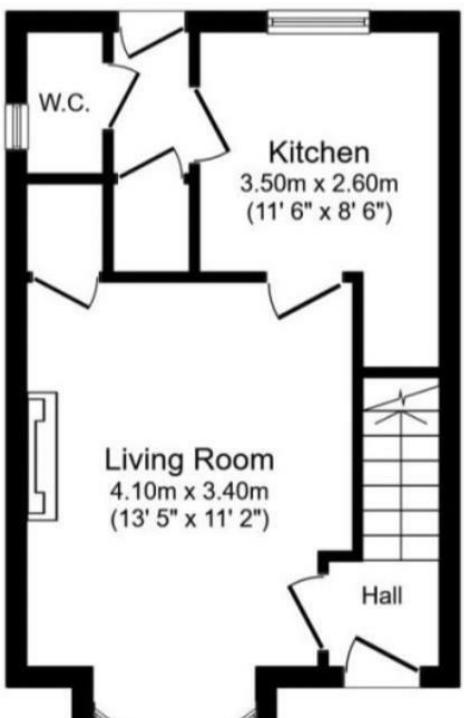
### Viewings

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

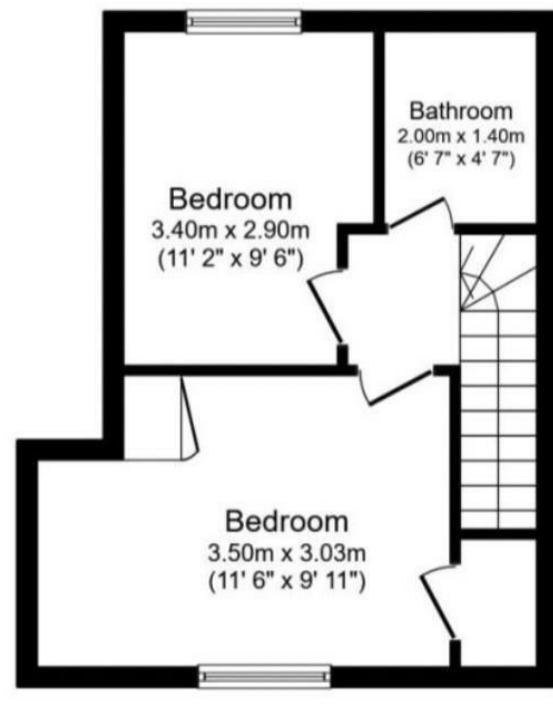
### Vendors Comments

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		68
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



**Ground Floor**



**First Floor**

Total floor area 60.0 sq. m. (646 sq. ft.) approx



**35 Aylward Road, Sheffield, S2 2EU**

**£750 Per month**

- Off road parking for two vehicles
- Well presented
- Excellent location
- An early viewing is highly recommended
- Large garden to the rear
- Two double bedroom mid terrace property
- Ideal for a couple or small family
- EPC Grade D

# 35 Aylward Road, Sheffield S2 2EU

\*\*\*DRIVEWAY FOR TWO CARS and a LARGE GARDEN TO THE REAR\*\*\*

Excellent opportunity to rent this well presented, TWO DOUBLE BEDROOM mid terrace property with the added benefit of off road parking.

Situated in this highly popular residential area and conveniently located for a host of local amenities and public transport links. In brief the accommodation comprises: entrance hall, living room, kitchen, downstairs WC, two first floor bedrooms and a bathroom. Large garden to the rear with a driveway for two vehicles.

An early viewing is highly recommended to avoid disappointment!

EPC Grade D.



Council Tax Band: A

