



**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		
(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		EU Directive 2002/91/EC
		



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**38 Lydgate Lane, Sheffield, S10 5FH**

**£1,100 Per month**

- Available for immediate occupation
- Larger than average, three bedroom terrace
- Available part-furnished (furniture can be taken out)
- Close to an abundance of local amenities
- EPC Grade D

- Recently modernised
- Ideal for a couple or family
- Excellent, highly sought after location
- Viewing highly recommended

# 38 Lydgate Lane, Sheffield S10 5FH

\*\*\* AVAILABLE FOR IMMEDIATE OCCUPATION \*\*\*

This RECENTLY MODERNISED, three bedroom mid terrace property is LARGER THAN AVERAGE and truly needs to be viewed to be fully appreciated.

Ideal for a couple or family and is situated in this highly sought after residential area, close to an abundance of local amenities. In brief the accommodation comprises: lounge, dining room, kitchen, two first floor bedrooms, bathroom / WC and a large attic bedroom. Garden to the rear.

An early viewing is highly recommended to avoid disappointment!

EPC Grade D.



Council Tax Band: B

