

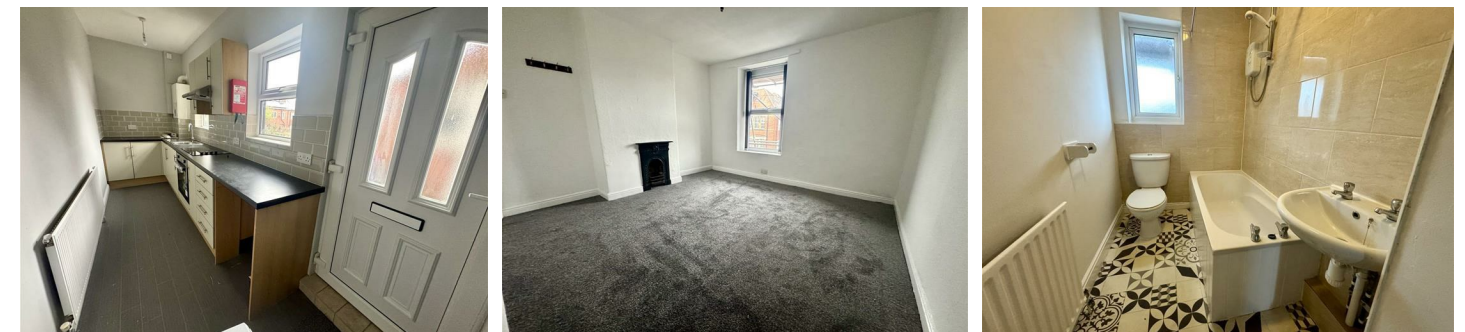
### Viewings

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		57	81
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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

