



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			84
(69-80) C		69	
(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	



3 Hatfield House Court, Sheffield, S5 6JB

£1,200 Per month

- Immaculately presented throughout, ready to move in
- Ideal for professional couple or small family
- Near Northern General Hospital and Meadowhall
- Modern kitchen and bathroom
- Early viewing highly recommended
- Envious position on sought-after cul-de-sac
- Close to abundance of local amenities
- Excellent public transport links nearby
- Attractive enclosed rear garden
- EPC Grade C

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IMMACULATELY PRESENTED AND AVAILABLE FOR IMMEDIATE OCCUPATION

JC Sales & Lettings are delighted to offer to the market this beautifully presented family home, occupying an enviable position on a highly sought-after cul-de-sac. This is a property that truly needs to be viewed to be fully appreciated.

Ideal for a professional couple or small family, the home is superbly placed for an abundance of local amenities, The Northern General Hospital, excellent public transport links, and Meadowhall Shopping Centre.

In brief, the accommodation comprises: an entrance hall, downstairs WC, modern fitted kitchen, and a spacious living/dining room to the ground floor, with three bedrooms and a family bathroom/WC to the first floor. Externally, the property benefits from an attractive, enclosed rear garden.

An early viewing is highly recommended to avoid disappointment.

EPC Rating: C



Council Tax Band: B

