



### 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		55	84
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

**JC SALES & LETTINGS**

Tel: 0114 483 0038  
E-mail: sales@jc-salesandlettings.com  
Website: www.jc-salesandlettings.com



126 Howard Road, Sheffield, S6 3RX

£1,100 Per month

- Available for June occupation
- White goods included in very modern kitchen
- Close to an abundance of local amenities
- Ideal for a professional couple or family
- Early viewing highly recommended to avoid disappointment
- Immaculately presented and recently refurbished
- Highly sought after location in Walkely
- Stunning, far reaching views to the rear
- Very modern kitchen and bathroom
- EPC Grade D

# 126 Howard Road, Sheffield S6 3RX

\*\*\* AVAILABLE FOR JUNE OCCUPATION \*\*\*

IMMACULATELY PRESENTED and RECENTLY MODERNISED, three bedroom mid terrace property situated in the HIGHLY SOUGHT AFTER location of WALKLEY and benefitting from STUNNING, FAR REACHING VIEWS to the rear of the property.

This property is perfect for a professional couple or family and occupies an enviable position close to an abundance of local amenities, public transport links and access to Sheffield City Centre.

In brief the accommodation comprises: living room, dining room and kitchen to the ground floor. There are two bedrooms and a bathroom / WC to the first floor with a large attic double bedroom to the second floor. Yard to the rear.

An early viewing is highly recommended to avoid disappointment!

EPC Grade D.



Council Tax Band: A

