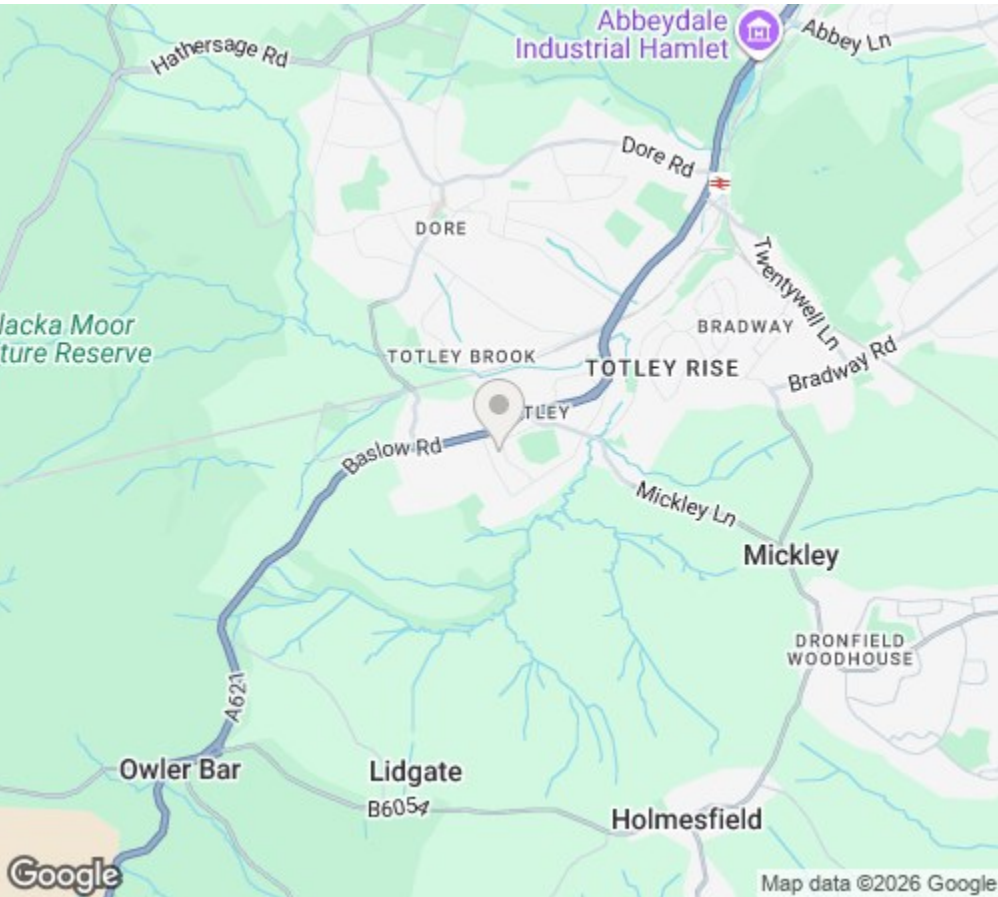




Viewings

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

Vendors Comments

Add text here

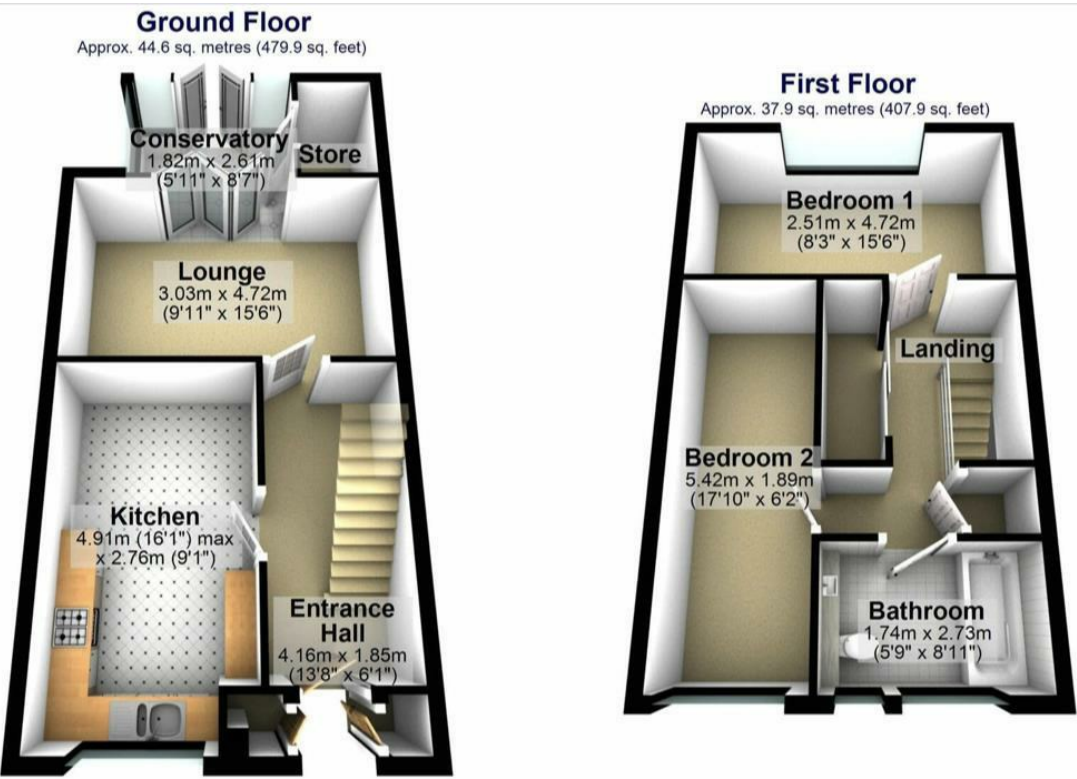
| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         | 83                      |
| (81-91) B                                   |         |                         |
| (69-80) C                                   | 70      |                         |
| (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 |



57 Green Oak Avenue, Sheffield, S17 4FT

£975 Per month

- Two large double bedrooms
- Additional sun room to the rear
- Highly sought after Totley location
- Available for immediate occupation
- Early viewing highly recommended to avoid disappointment
- Mid terrace property
- Attractive enclosed garden to the rear
- Close to excellent local schools
- Ideal for a professional couple or small family
- EPC Grade C



Total area: approx. 82.5 sq. metres (887.9 sq. feet)

All measurements are approximate  
Plan produced using PlanUp.



# 57 Green Oak Avenue, Sheffield S17 4FT

TWO DOUBLE BEDROOM mid terrace property with an ADDITIONAL SUN ROOM TO THE REAR and MASSES OF STORAGE SPACE, situated in a HIGHLY SOUGHT AFTER LOCATION IN TOTLEY!  
This property truly needs to be viewed to be fully appreciated, and rental properties of this standard in this area are rarely available.  
AVAILABLE FOR IMMEDIATE OCCUPATION and ideal for a couple or small family.  
Located extremely close to an abundance of local amenities and within easy reach of EXCELLENT LOCAL SCHOOLS.  
In brief the accommodation comprises: entrance hall, dining kitchen, living room, sun room and a large storage room to the ground floor. To the first floor there are two large double bedrooms and a bathroom / WC. Attractive enclosed garden to the rear.  
An early viewing is highly recommended to avoid disappointment.  
EPC Grade C.

 2

 1

 2

 C

Council Tax Band: A

