

## Marketing Preview



**46A Main Road, Ridgeway, Sheffield, S12 3XR**

**£1,100 PCM**

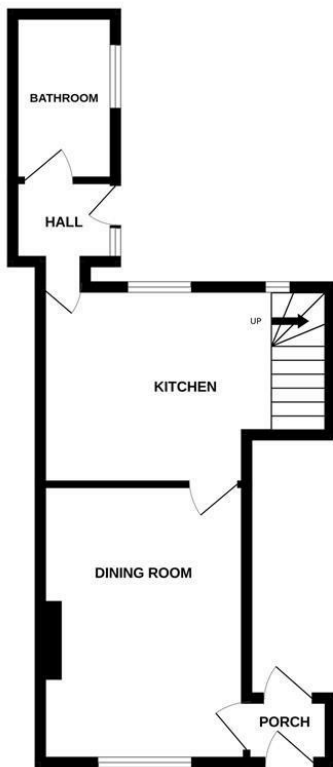
**Bedrooms 3, Bathrooms 1, Reception Rooms null**



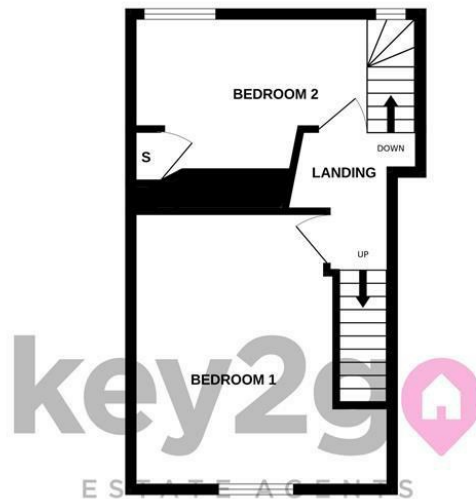


A fantastic and unique opportunity to rent this deceptively spacious, three double bedroomed cottage with accommodation over three floors. Located in the sought after village of Ridgeway which is surrounded by quiet countryside! With fantastic road links to Sheffield and Chesterfield! Having a shared driveway and extensive garden with one other property!

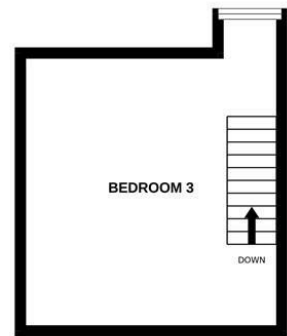
GROUND FLOOR  
384 sq.ft. (35.7 sq.m.) approx.



1ST FLOOR  
336 sq.ft. (31.2 sq.m.) approx.



2ND FLOOR  
205 sq.ft. (19.0 sq.m.) approx.



TOTAL FLOOR AREA : 925 sq.ft. (85.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### Energy Efficiency Rating

|   | Current                 | Potential |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         | 74        |
| (55-68) <b>D</b>                            | 59                      |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |



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