

Flat 4, 46 Sale Hill, Broomhill, Sheffield, S10 5BX
£875 PCM
Council Tax Band: B

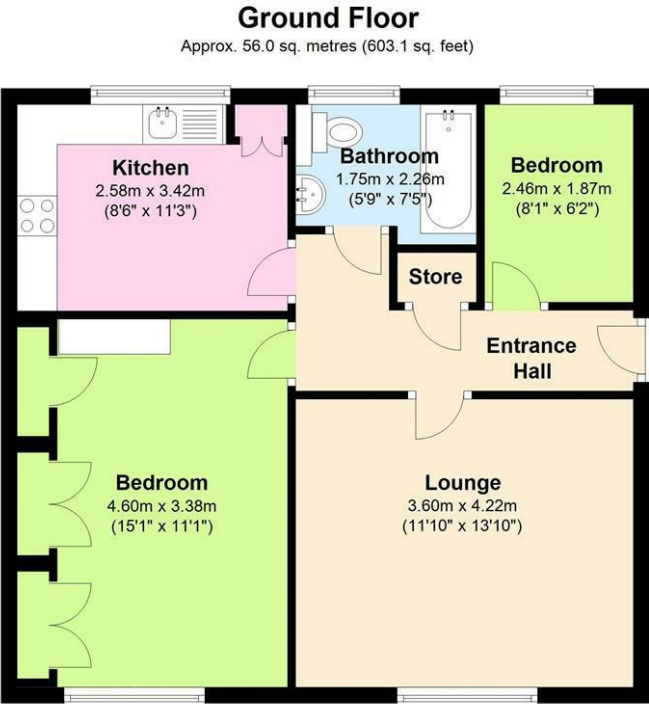
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A bright and spacious two bed first floor flat which is set in a purpose built complex on a quiet street just minutes from the heart of Broomhill. Perfect for professionals, the property is a short distance away from a wealth of shops, cafes and amenities including regular bus routes giving easy access to the universities and hospitals. With upvc double glazing and gas central heating throughout, the property in brief comprises of a communal entrance lobby with staircase rising to the first floor, entrance hallway with storage cupboard, lounge, modern styled kitchen, two spacious bedrooms and a bathroom. Outside, there are communal gardens with resident's parking. Available mid July on a Furnished basis. Holding fee £201.00. Full deposit £1009.00. Council tax band B.



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Total area: approx. 56.0 sq. metres (603.1 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.
 Plan produced using PlanUp.

Flat 4, 46 Sale Hill, Sheffield

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	79
(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	