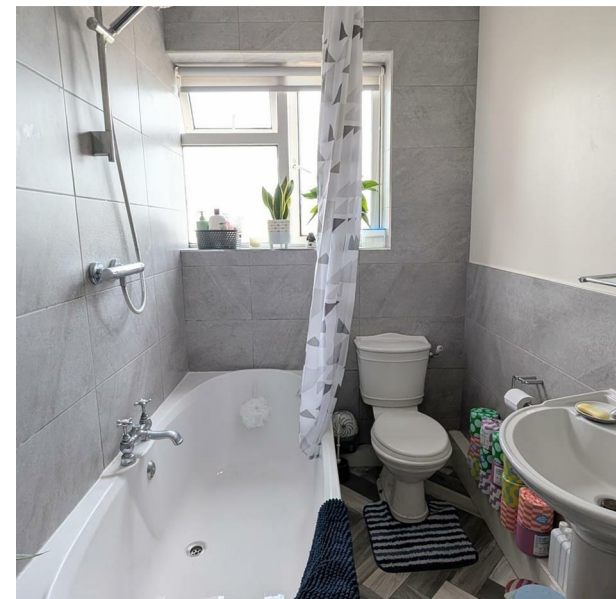


40 Woodstock Road, Nether Edge, Sheffield, S7 1HB
£950 PCM
Council Tax Band: A

ARCHERS
ESTATES



A spacious and well presented three bedroom bay fronted mid terraced property which is situated in the heart of Nether Edge! There is an abundance of vibrant restaurants, cafes and bars located within walking distance of the property including transport links to the City centre and beyond. Perfect for a couple or family, the property has upvc double glazing and gas central heating and in brief comprises; Bay fronted Lounge, Inner Hall, Dining Room with Cellar access and Offshot Kitchen. To the first floor there is a Landing area, two spacious Bedrooms and a Bathroom. To the second floor there is a spacious Attic Bedroom Three. Outside, the property enjoys a courtyard garden to the rear. The property is AVAILABLE MID AUGUST ON AN UNFURNISHED BASIS. Council tax band A. Holding fee is £219.00, the full deposit due is £1096.00



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Total area: approx. 119.4 sq. metres (1285.3 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.

40 Woodstock Road, Sheffield

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 