



121 Main Road, Wharncliffe Side, Sheffield, S35 0DP

£825 Per Calendar Month

- TWO BEDROOM TERRACE
- SOUGHT AFTER LOCATION
- CLOSE TO LOCAL AMMENITIES
- RENT - £825
- COUNCIL TAX BAND A - £1,512.43
- GROUND FLOOR BATHROOM
- SMALL LOW MAINTENANCE REAR GARDEN
- GREAT PUBLIC TRANSPORT LINKS
- BOND - £951

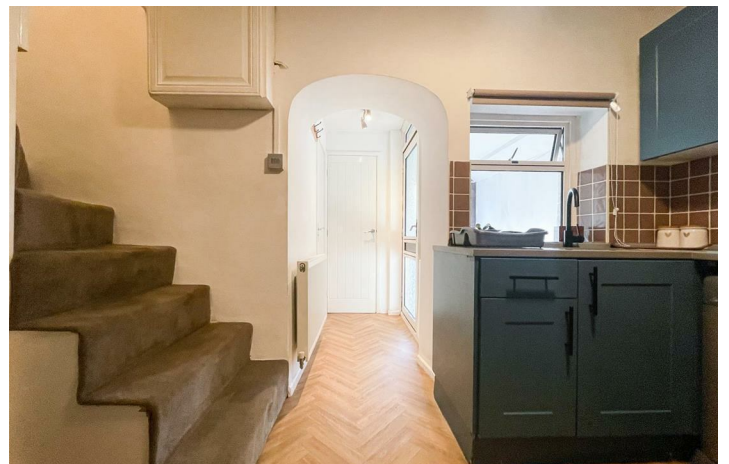
121 Main Road, Sheffield S35 0DP

This terraced two bedroom home is ideally situated in the sought after location of Wharncliffe side. With great public transport routes to Fox Valley shopping park and Sheffield City Centre.

The property briefly comprises of; Lounge; Kitchen; Rear porch accessing low maintenance garden; Downstairs bathroom; Stairs leading to first floor accessing two spacious double bedrooms.



Council Tax Band: A



LOUNGE

Entered via; uPVC part glazed door; Front facing uPVC double glazed window; Carpet flooring; Central heating radiator; Painted walls; Exposed beams; Ceiling light point; Solid door into Kitchen;

KITCHEN

Central heating radiator; Stairs leading to both bedrooms; uPVC obscure glazed door to rear porch; Solid doors to storage cupboard and down stairs bathroom; Modern fitted kitchen comprising of; A good range of wall, base and drawer units; Grey work top; Tiled splashback; Under unit lighting; Integrated sink, drainer and tap; Four ring gas hob and oven with extractor hood above; Free standing washing machine; Free standing fridge/freezer; Wood effect vinyl flooring; Ceiling light points; Central heating radiators; Stairs leading to both bedrooms; uPVC obscure glazed door to rear porch; Solid doors accessing down stairs bathroom and storage cupboard;

PORCH

Entered via part glazed door; Access to rear garden via solid door; Interior uPVC glazed window into the kitchen; Wood effect vinyl flooring; Painted walls; Ceiling light point;

BATHROOM

Comprising of; Wash basin set into vanity unit; WC; Corner shower; Vertical heated towel rack; Obscure glazed window to the rear; Tiled floors and walls; Ceiling light point;

STAIRS & LANDING

Carpet stairs leading to both bedrooms; Accessed by Solid doors; Painted walls; Ceiling light point;

BEDROOM ONE

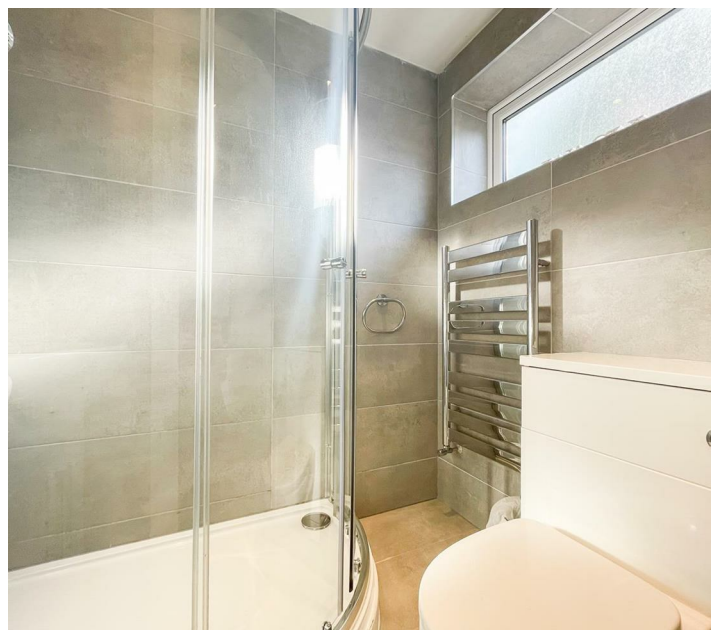
Large double bedroom; Front facing uPVC double glazed window; Carpet flooring; Central heating radiator; Painted walls; Ceiling light point;

BEDROOM TWO

Another double bedroom; uPVC double glazed window to the rear elevation; Carpet flooring; Central heating radiator; Painted walls; Ceiling light point;

REAR GARDEN

Steps lead up to the paved garden; With; Small area of artificial grass; Fence surround;







Directions

Viewings

Viewings by arrangement only. Call 0114 2299 060 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			89
(81-91) B			
(69-80) C		65	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 