



Solomon Estates are pleased to present this Spacious Four Bedroom Semi Detached House for Rent in a residential area, Sheffield S7. A stunning house with all the local amenities and facilities nearby.

This property is newly renovated and comes fully furnished. This property is walking distance to Abbeydale Road which has excellent public transport links to the city centre and around Sheffield.

This property consists of spacious lounge, dining room and a kitchen with a range of appliances including gas hob, electric oven, washing machine and fridge/freezer. On the first floor you will find three beautifully stylish bedrooms which two are good sized bedrooms. On the first floor you will also find a modern bathroom with white suite and shower. Stairs leading to second floor/attic with one spacious bedroom with two single beds on each side.

This property also benefits with double glazed windows and gas central heating.
The right side garden from the main gate is not included with this property.

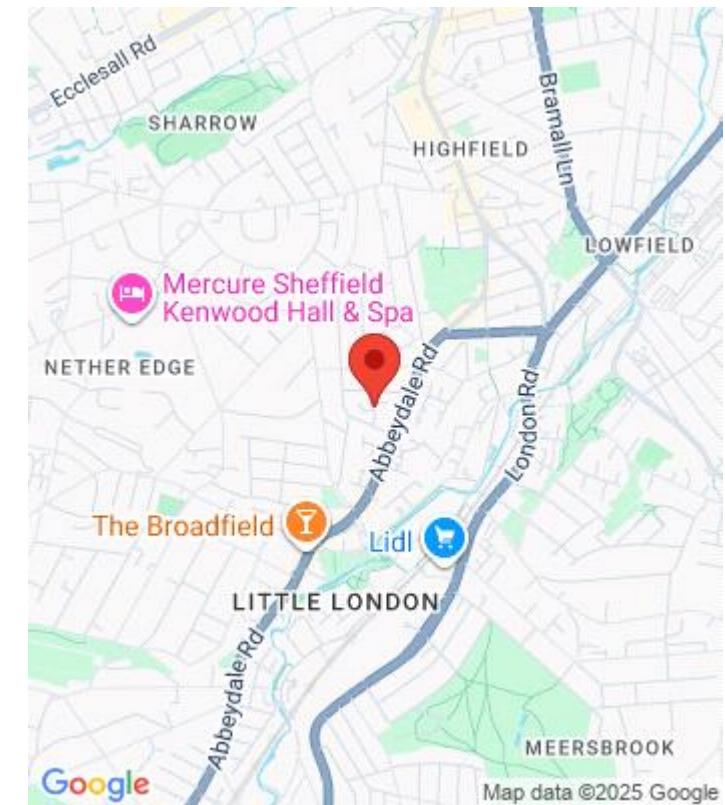
Council Tax Band: A

Deposit: £1,500

Holding Deposit: £250



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective tenant.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-1)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.