



**LEWIS  
WADSWORTH**  
THE WISE MOVE

**42 Queenswood Road, Sheffield S6 1RU**  
**£540 PCM**



## 42 Queenswood Road, Sheffield S6 1RU

FURNISHED S6 A TWO BEDROOMED purpose built ground floor apartment, situated in this sought after residential area, within walking distance of good transport services, local amenities and the country side. Entrance hall, LOVELY LOUNGE, kitchen with appliances, MAIN DOUBLE BEDROOM with FITTED WARDROBES, good size 2nd bedroom, LOVELY BATHROOM with overbath shower. Gas central heating, double glazing and allocated parking space. VIEWING HIGHLY RECOMMENDED. Energy Rating C. Available 20/12/2020

DUE TO COVID 19 RESTRICTIONS VIEWINGS WILL NOT COMMENCE UNTIL AFTER 20/12/2020

Applicants will need to prove a minimum combined income of £16200 per annum to pass the referencing affordability.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & WalesEU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C	79	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & WalesEU Directive 2002/91/EC		