



**LEWIS
WADSWORTH**
THE WISE MOVE

59 Duncan Road, Sheffield S10 1SN
£650 PCM



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UNFURNISHED S10. SPACIOUS THREE BEDROOM HOUSE situated in a superb location, close to Broom hill/ Crookes the University and Hospitals. Fully fitted dining kitchen with appliances, sitting room, and TWO DOUBLE BEDROOMS, plus single bedroom, bathroom with overbath shower. Double glazed, combination gas central heating & small rear garden. EPC RATING. 64D.

AVAILABLE NOW

Applicants will need to prove a minimum combined income of £19,500 per annum to pass the referencing affordability.

Important: Credit checks and references will be carried out on applicants 18 and over. If a guarantor is required, credit checks and references will also be carried out.

A deposit of £750 equivalent to 5 weeks rent is required and will be protected.

NALS client money protection scheme: Licence No:A464

Property Redress Scheme: Membership No: PRS011958





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	66	89
(81-91) B		
(69-80) C		
(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
Environmental Impact (CO₂) Rating		
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A	62	89
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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