



**LEWIS
WADSWORTH**
THE WISE MOVE

47 Kirkstone Road, Sheffield S6 2PN
£635 PCM



47 Kirkstone Road, Sheffield S6 2PN

UNFURNISHED S6-THREE bedroom terrace conveniently located for access to the City centre, Super Tram & Hillsborough shopping centre. Lounge with featured fireplace, SUPERB DINING KITCHEN with useful rear porch. LARGE DOUBLE ATTIC BEDROOM, and ANOTHER LARGE DOUBLE BEDROOM with under stair cupboard. Single bedroom, well appointed bathroom with over bath shower. GAS CENTRAL HEATING AND DOUBLE GLAZING. CHILD FRIENDLY LOW MAINTENANCE REAR GARDEN. Viewing highly recommended. Available Now EPC 67D

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 is required and will be protected.

NALS client money protection scheme: Licence No:A464





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	67	86
(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	85
(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		
England & Wales		EU Directive 2002/91/EC