



**LEWIS
WADSWORTH**
THE WISE MOVE

41 Wath Road, Sheffield S7 1HD
£650 PCM



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Available 16th November 2020. Well presented spacious three double bedroom mid terrace to rent at Nether Edge. With close amenities to local shops, bars and restaurants. With easy access to Sheffield University, Hospitals and excellent bus service into the city centre. The property comprises with fully fitted kitchen diner, spacious lounge with featured fire place. Three doubled bedrooms, family sized bathroom with separate shower cubical. The property benefits with Gas central heating, double glazing and a low maintenance rear patio area. Viewings highly recommended to appreciate the size of the property. Energy rating E.

Applicants will need to prove a minimum combined income of £19500 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 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		81
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	40	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		77
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	33	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC