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Est. 1832









## 8 Frankham Close, Dinnington, Sheffield, S25 3QG

## £975 Per Calendar Month

Welcome to this charming semi-detached house located on Frankham Close in the delightful area of Dinnington, Sheffield. This property is now available for rent and offers a wonderful opportunity for families or professionals seeking a comfortable and modern living space.

Situated in a great location, this house benefits from easy access to local amenities, schools, and transport links, making it an ideal choice for those who value convenience and community. Furthermore, a deposit guarantee scheme is available, providing added peace of mind for prospective tenants.

In summary, this semi-detached house on Frankham Close is a fantastic rental opportunity that combines modern living with a prime location. Don’t miss your chance to make this lovely property your new home!

## Hallway
Provides access to:-

## Downstairs WC
Including a WC and was basin for convenience.

## Lounge



Is front facing, neutrally decorated and finished with laminate flooring, for easy cleaning. There is also an under stairs storage cupboard!

## Kitchen/Dining Room



Accessed from the lounge, is the kitchen/dining room offering a modern, neutral, kitchen with an integrated oven and gas hob with extractor fan above. Double patio doors open up to the rear garden.

## Landing
Leads to:-

## Bedroom One





The main, double bedroom which is front facing and neutrally decorated, consists of an en-suite including a WC, standing shower unit and wash basin.

## Bedroom Two



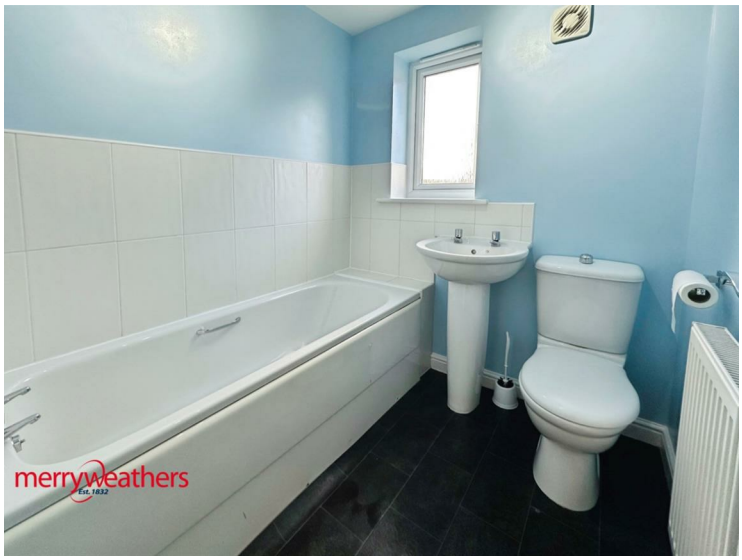
This double bedroom is a cosy size, overlooking the rear of the property and finished with neutral décor and carpets.

## Bedroom Three



A single bedroom, perfect for a home office or child's playroom!

## Bathroom




Family bathroom, located on the first floor, including a WC, wash basin and bath.

## External



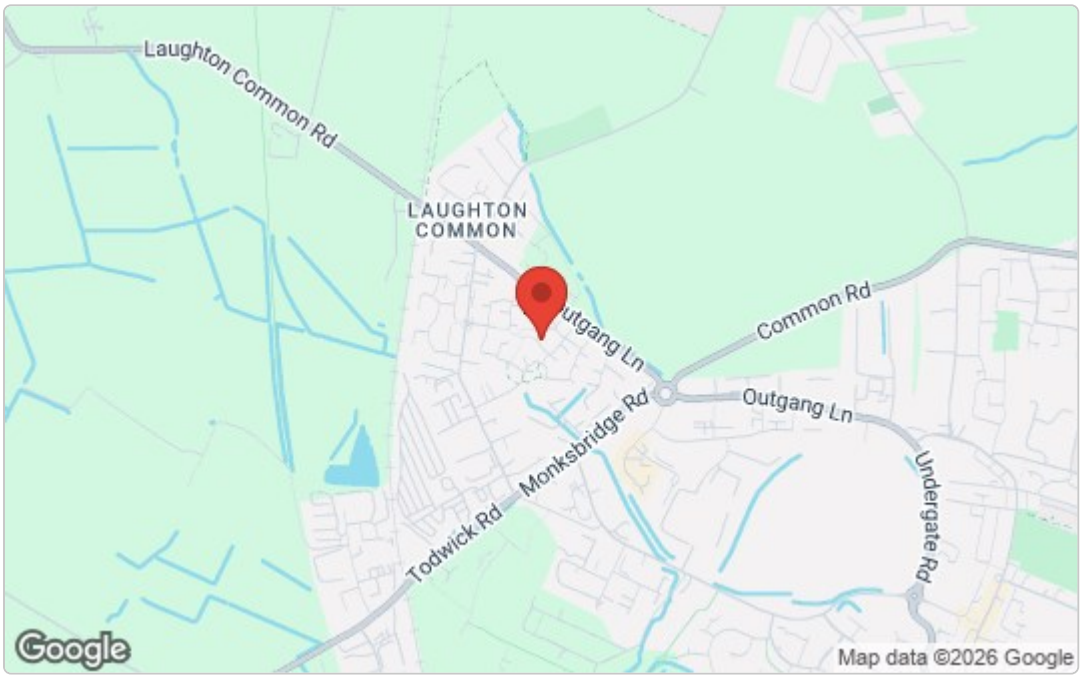

To the rear is a small, lawned garden, easy to maintain! With a larger, lawned garden to the rear along with a small decking and patio area.

## Tenancy Information

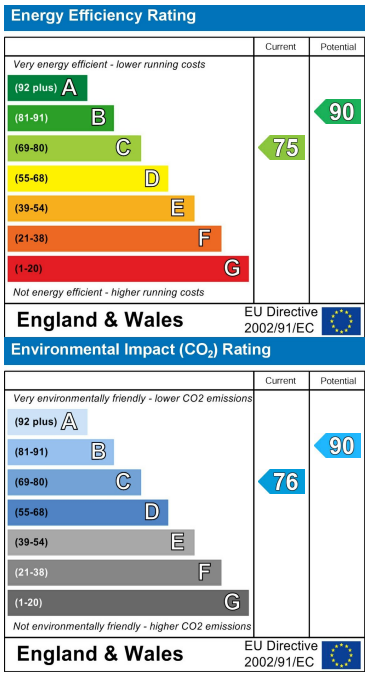
Rent: £975.00
Deposit: £1,125 / Reposit
Holding Deposit: £225.00
EPC Rating: C
Council Tax Band: B
Property Type: Semi-detached House
Parking Type: On Street Parking
Restrictions: N/A
Construction Type: Standard
Heating Type: Gas Central Heating
Water Supply: Mains
Sewage: Mains
Gas Type: Mains
Electricity Supply: Mains
Building Safety: N/A
Rights and Easements: N/A
Flooding: Low
All tenants are advised to visit the Government website to gain information on flood risk.
https://check-for-flooding.service.gov.uk/find-location
Mobile/Broadband Coverage: All tenants are advised to visit the Ofcom website and open reach to gain information on broadband speed and mobile signal/coverage.
https://www.openreach.com/
https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker
Planning Permissions: N/A
Accessibility Features: N/A
Coal Mining Area: South Yorkshire is a coal mining area All tenants are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining.
https://www.groundstability.com/public/web/home.xhtml

## Floor Plan

## Area Map




## Energy Efficiency Graph

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