



## 40 Main Street Aughton, Sheffield, S26 3XJ £800 Per Calendar Month

A beautifully presented, two bedroom flat in the heart of Aughton. Available February and unfurnished.

- A beautifully presented, two bedroom flat
- Modern bathroom
- Generously proportioned throughout
- Fitted kitchen
- Close to local amenities and commuter links
- Enclosed rear garden
- Close to Rotherham hospital
- COUNCIL TAX BAND A
- UNFURNISHED
- AVAILABLE FEB 2026

### Viewing

Please contact our ELR Europa Link Office on 01142689900 if you wish to arrange a viewing appointment for this property or require further information.



## Floor Plan



## Area Map



## Energy Efficiency Graph

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



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