



**20 Bazley Road**  
Arborthorpe, Sheffield, S2 2EQ  
**£800 PCM**

A two bedroom semi detached house, conveniently placed for access to the city centre and local shops. The property is AVAILABLE 22ND FEBRUARY 2026 ON AN UNFURNISHED BASIS

- Two bedroom Semi detached house with off road parking
- Gas central heating
- uPVC double glazing
- Lounge with views to the front and rear
- Kitchen with pantry
- Ground floor Cloakroom
- Great rear garden
- UNFURNISHED
- AVAILABLE 22ND FEBRUARY 2026
- COUNCIL TAX BAND: A

**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.



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## Floor Plan

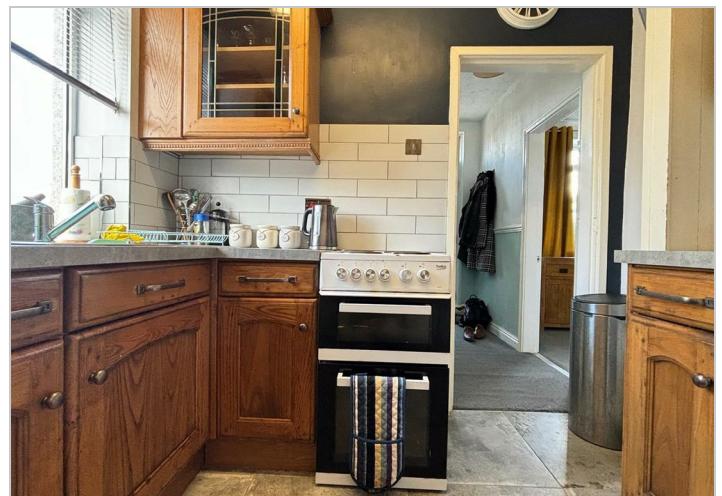


## Area Map



## 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		
(69-80)	C		
(55-68)	D	59	68
(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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