



11A Toyne Street, Sheffield, S10 1HH

£800 Per Calendar Month

- TWO BED TERRACED HOME
- CLOSE TO LOTS OF LOCAL AMENITIES
- COUNCIL TAX BAND A - £1,589.38
- LOW MAINTENANCE GARDEN
- RENT - £800
- GREAT PUBLIC TRANSPORT LINKS
- BOND- £923

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Two bed terraced home ideally situated just a short walk from an array of shops, cafes, bars and restaurants, and laying within the catchment for outstanding schools. Having great public transport links to Sheffield City Centre and Universities. The property briefly comprises of; Lounge, Kitchen diner; Large bedroom one; Single bedroom two; Bathroom; Low maintenance rear garden;



Council Tax Band: A



LOUNGE

Entered via uPVC obscure glazed door; Having; Carpet flooring; Front facing uPVC double glazed window; Central heating radiator; Electric fireplace; Ceiling light point; Part glazed door accessing kitchen/diner;

Easily maintained rear garden with patio and pebbled areas; Brick wall and wooden fence boarders;

KITCHEN/DINER

A good combination of base, wall and draw units; Integrated single oven; 4 ring gas hob; Wood effect roll top; Sink, drainer and tap; Tiled splashback; Space & plumbing for washing machine; Space for Fridge/freezer; uPVC double glazed window to the rear elevation; Wood effect laminate flooring; Central heating radiator; Ceiling light point; Space for small dining table and chairs; uPVC part glazed door accessing the rear garden; Stairs leading to the first floor;

STAIRS & LANDING

Carpeted stairs; Wooden bannister; Solid doors accessing both bedroom and bathroom; Ceiling light point;

BEDROOM ONE

Double bedroom; With; Carpet flooring; Front facing uPVC double glazed window; Central heating radiator; Ceiling light point;

BEDROOM TWO

Single bedroom; With; Sliding wooden door; Carpet flooring; uPVC double glazed window to the rear elevation; Central heating radiator; Ceiling light point;

BATHROOM

Three piece suite comprising of; Pedestal sink and WC; Panelled bath with wall mounted electric shower; Tiled walls to wet areas; Obscure uPVC double glazed window to the rear elevation; Central heating radiator; Tiled flooring; Ceiling light point;

GARDEN





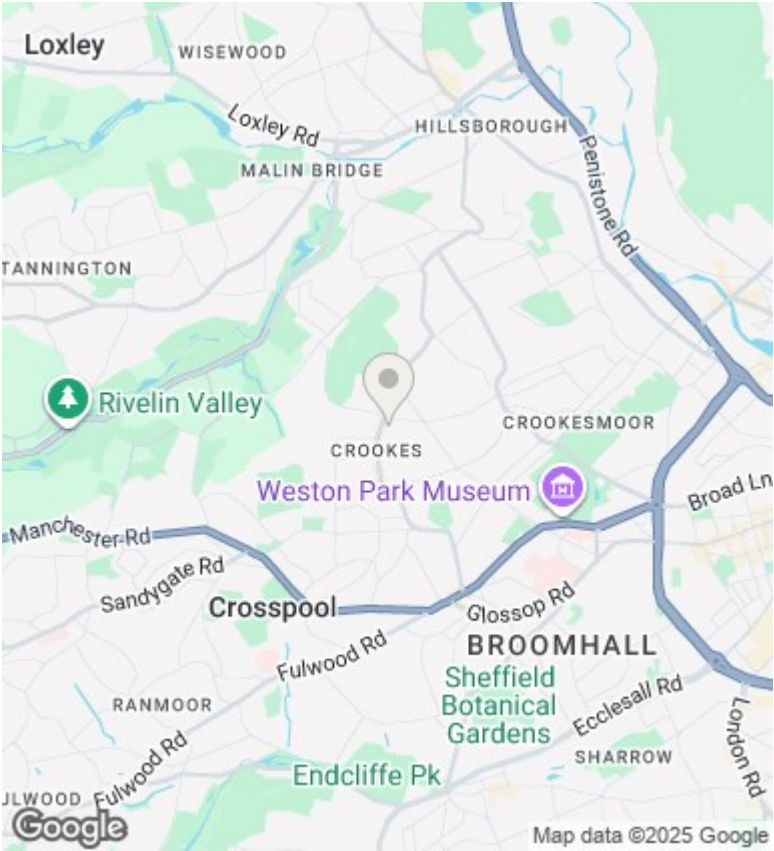
Directions

Viewings

Viewings by arrangement only. Call 0114 2299 060 to make an appointment.

Council Tax Band

A



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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 