



**LEWIS  
WADSWORTH**  
THE WISE MOVE

**155 Standon Road, Sheffield S9 1PG**  
**£495 Per Calendar Month**



## 155 Standon Road, Sheffield S9 1PG

Unfurnished. Well presented two bedroom mid terrace with off street parking and spacious rear garden. The property is in an excellent position, handy for shops and schools and close to bus routes and the motorway. Entrance hall. Lovely open plan living dining room. Fitted kitchen. Upstairs are two bedrooms and a bathroom with white suite including an over bath shower. Lovely enclosed rear garden. Available now. EPC 62D. Council Tax Band A. SORRY NO PETS.

Applicants will need to prove a minimum combined income of £14,850 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 £570 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	<div>62</div>	<div>88</div>
(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
Environmental Impact (CO <sub>2</sub> ) Rating		
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A	<div>59</div>	<div>89</div>
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC