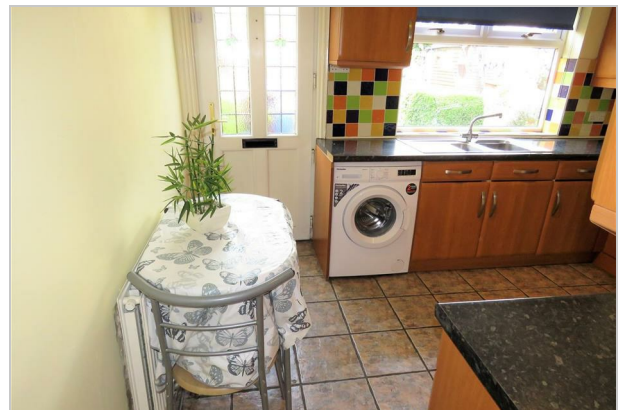




**LEWIS
WADSWORTH**
THE WISE MOVE

8 Brier Street, Sheffield S6 4JA
£510 PCM



8 Brier Street, Sheffield S6 4JA

UNFURNISHED (white goods included) S6. 2 bed terrace. Situated close to local shops and amenities, with regular TRAM and bus services to the CITY CENTER. SPACIOUS lounge with FEATURE FIREPLACE, FITTED KITCHEN WITH WHITE GOODS, 1 DOUBLE BEDROOM, 1 single bedroom with fitted wardrobe, fully tiled bathroom with overbath shower. The property benefits from gas central heating, DOUBLE GLAZING. Viewing recommended. EPC 64D

AVAILABLE 14/06/2020

Applicants will need to prove a minimum combined income of £15300 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.





| Energy Efficiency Rating | | |
|---|-----------|----------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | 64 | 91 |
| (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 (CO₂) Rating | | |
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | 65 | 95 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | | EU Directive 2002/91/EC |