

**Evans Lee & Co Limited**

217 Oakbrook Road

Sheffield S11 7EB

T 0114 230 9644

E info@evanslee.co.uk [www.evanslee.co.uk](http://www.evanslee.co.uk)



**41 Bates Street, Sheffield, S10 1NP**

**£825**

A conveniently located and very well presented two double bedroom mid terrace property provided as furnished.  
Viewing essential. Available Immediately



# 41 Bates Street, Sheffield, S10 1NP

## Directions



### Property Misdescriptions Act

This brochure has been prepared under the guidelines of The Consumer Protection from Unfair Trading Regulations 2008 and subsequently approved by the vendor. However, we would strongly recommend that any potential purchaser carries out their own investigations as to the accuracy of the information provided, prior to purchase.

Energy Efficiency Rating		Current	Potential
100-109	A		85
81-100	B		
62-80	C		
43-61	D	61	
25-42	E		
10-24	F		
1-9	G		

Not energy efficient - higher running costs

EU Directive 2002/91/EC

England & Wales

Sales & Lettings

