



**LEWIS
WADSWORTH**
THE WISE MOVE

229 Chesterfield Road, Sheffield S8 0RP
£450 Per Calendar Month



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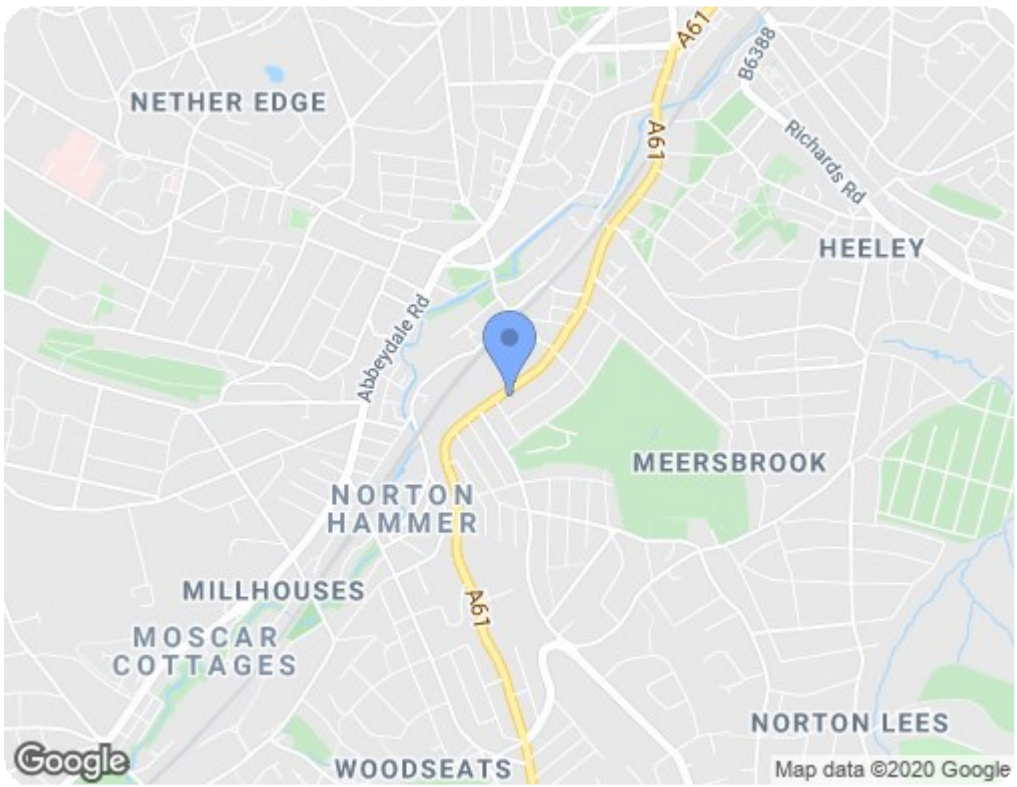
Spacious One double en-suite room to in a shared house. With close local amenities to shops, restaurants and bars. Double bedroom fully furnished with en suite shower room. Shared kitchen. Laundry room located in the cellar.


All the bills are included except electricity in the bedroom and bathroom, which has a coin operated metre. Gas central heating. Property would suit single professional.

Applicants will need to prove a minimum combined income of £13500 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC 
Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales		EU Directive 2002/91/EC 