

**Evans Lee & Co Limited**

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**Woodview Court, 35 Walkley Lane, Sheffield, S6 2NX**  
**£625 Per Calendar Month**

A stunning two double bedroom flat located in the heart of Walkley. Beautifully presented with viewing highly recommended Available from end of February 2021. Provided as unfurnished.

Contact Evans Lee for further details on (0114) 230 9644 or info@evanslee.co.uk.



# Woodview Court, 35 Walkley Lane, Sheffield, S6 2NX

## 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	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
100-109	A	84	85	100-109	A	78	78
81-100	B						
62-80	C						
43-61	D						
25-42	E						
10-24	F						
1-9	G						
Not energy efficient - higher running costs		EU Directive 2002/91/EC		Not environmentally friendly - higher CO <sub>2</sub> emissions		EU Directive 2002/91/EC	
England & Wales		England & Wales		England & Wales		England & Wales	

Sales & Lettings

