

# TO LET

**137 Hangingwater Road, Sheffield, S11 7ES**



A charming and well-presented period two-bedroom terraced house located within an established popular residential area, The accommodation has the benefit of Gas central heating system, Upvc double glazing, modern bathroom briefly comprises Sitting Room, Breakfast kitchen, Basement, rear hall, Bathroom, two Bedrooms, rear terrace

Excellent location with walking distance of Bingham & Endercliffe parks and range of local amenities including shops, public houses, café & restaurants. The area enjoys regular transport links providing ease of access to the city Centre, universities and hospitals  
( Gross Internal Floor Area Approx 72.1m2(776ft2)

Gamston Wood Farm  
Upton, Retford  
Nottinghamshire DN22  
ORB

t: 01777 717559  
m: 07540578530

**To Rent- Unfurnished £1100 pcm Bond £1269**

e: [info@silcockandpartners.co.uk](mailto:info@silcockandpartners.co.uk)

[www.perkinsgeorgemawerco.uk](http://www.perkinsgeorgemawerco.uk)  
[www.silcockandpartners.co.uk](http://www.silcockandpartners.co.uk)

**SILCOCK**  
& PARTNERS



## LOCATION

On leaving the City along Eccleshall Rd, continue over the Sharrow Vale Roundabout. Turning right into Rustlings Road continue past Endercliffe Park, turn left onto Oakbrook Rd and at the junction with Hangingwater Road turn left. Continue up the hill where the property will be found set back from the road on the left.

## ACCOMODATION

Composite front Entrance door

Sitting Room 3.93m (12'11") x 3.57m (11' 9") – Cast iron wood burning stove Upvc double glazed window radiator, Pine floor boarding.

Inner lobby- Under stairs cupboard.

Breakfast Kitchen 3.14m (22' 7") x 2.76m (9' 1") – Range of kitchen units comprising single drainer sink unit set into pine worktops with worktops, cupboards and drawers below. wall cupboards, plumbing for washing machine, four ring gas hob and electric oven below Pine floor boarding Upvc double glazed window.

Access to

Rear Hall, built in store cupboards, rear door.

Bathroom 2.26m (7'6") x 1.74m (5'9") – modern bathroom, panelled bath, pedestal wash basin, Low flush WC. Radiator, tiled floor, wainscot panelled features to walls

Stairs rise from the Kitchen to:

First Floor Landing

Bedroom 1 (Front) – 3.95 m (13'0") x 3.57 m (11'9")  
Upvc double glazed window, radiator. Pine floor boarding

Bedroom 2 (Rear) 3.13m (10'3") x 2.81 m (11'9') -  
Radiator, Upvc double glazed windows, built in hanging recess, wardrobe and Shelves, Pine floor boarding

## THE GARDENS AND GROUNDS

The property has a rear terrace Brick built store

## General Remarks

### Services

Mains, gas water, electricity and drainage, are understood to be installed. Services have not been checked or tested and purchasers should make their own enquiries.

### Council Tax

Band A

EPC

Band D

Viewing

Via Letting agents on 01777717559 or 07540578530

[WWW.SILCOCKANDPARTNERS.CO.UK](http://WWW.SILCOCKANDPARTNERS.CO.UK)  
[WWW.PERKINSGEORGEMAWER.CO.UK](http://WWW.PERKINSGEORGEMAWER.CO.UK)

Associated Offices at Retford, Sheffield, Chesterfield & Market Rasen



## Energy performance certificate (EPC)

137 Hangingwater Road SHEFFIELD S11 7ES	Energy rating <b>D</b>	Valid until: 21 June 2032
		Certificate number: 0380-2799-0160-2523-1745

Property type	Mid-terrace house
Total floor area	64 square metres

### Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-privately-let-properties-minimum-energy-efficiency-standards) <https://www.gov.uk/guidance/domestic-privately-let-properties-minimum-energy-efficiency-standards>

### Energy rating and score

This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:



Total floor area 72.1 sq.m. (776 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and or details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omissions must rely upon its own inspection(s). Powered by www.focalagent.com

### Purchasing This Property

If you are interested in making an offer on this property, please contact us at your earliest convenience. Failure to do so could result in losing the property or costs being incurred unnecessarily. In order to help our Clients decide on the acceptability of any offer you might make, we will need to obtain from you certain details and information. Although some of this can be taken over the telephone, you will be asked to make an appointment with our independent Mortgage Advisor. Purchasing a house can be complex and stressful. We try very hard to make the transaction as smooth and trouble free as possible for Purchasers by guiding them through the process at every stage, including assisting them with their mortgage arrangements. If you are making cash offer, we shall require confirmation of the source and availability of your funds in order that our client may make an informed decision.

### Money Laundering Regulation 2003

Prospective purchasers will be asked to produce identification documentation at a later stage and we would ask for your cooperation in order that there will be no delay in agreeing a sale. We have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order. The potential buyer is advised to obtain verification from their solicitor, surveyor or professional advisors. These particulars, whilst believed to be accurate are set out as a general guideline and do not represent any part of an offer or contract. Intending purchasers should not rely upon them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any warranty or representation in respect of the property.