



**SCHOOL ROAD, WALES, S26**  
£975 per month\*

**Carter Jonas**



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## SCHOOL ROAD, WALES, SHEFFIELD, SOUTH YORKSHIRE, S26 5QJ

A three bedroom semi detached property situated within the Village of Wales.

- Entrance Hall
- Lounge
- Kitchen/Dining Room
- Three Bedrooms
- Bathroom
- Garden
- Parking
- Unfurnished

### THE PROPERTY

Accommodation comprising: Entrance Hall, Living Room, Kitchen/Dining Room, Three Bedrooms and separate Family Bathroom.

Externally there is an outhouse, enclosed rear garden and off road parking.

Available late April 2025 for either a six or twelve month tenancy unfurnished.

EPC - D. Council Tax Band B - Please see Rotherham Council for current costs.

No access to loft. Mains gas, electricity, water and drainage are connected to the property.

Internet & Mobile: Further information on availability and speeds can be found at [checker.ofcom.org.uk](http://checker.ofcom.org.uk)

Flood Risk - Low

At a rent of £975 per calendar month.

Holding deposit of 1 week's rent £225

Security deposit of 5 week's rent £1125





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## ADDITIONAL INFORMATION

Offers Available for a 12 month term

Viewing Strictly by appointment

Local Authority - Council Tax Band B

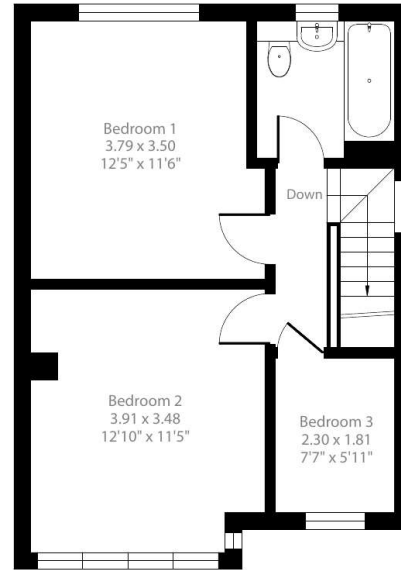
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Ground Floor



First Floor

## School Road, Wales, Sheffield, S26

Approximate Area = 880 sq ft / 81.7 sq m

Garage = 31 sq ft / 2.8 sq m

Total = 911 sq ft / 84.5 sq m

For identification only - Not to scale



### IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer or contract or part of one. Carter Jonas or anyone in their employment has made every attempt to ensure that the particulars and other information provided are as accurate as possible and they are not intended to amount to advice on which you should rely as being factually accurate. Full information which may be relevant to your decision regarding the property can be found on the property listing on [carterjonas.co.uk](http://carterjonas.co.uk) or a separately available material information sheet, and we would advise you to confirm the details of any material information prior to any offer being submitted. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas has not tested any services, facilities, or equipment. Any measurements and distances given are approximate only. Where Carter Jonas has been provided with a floorplan by a third party, we cannot guarantee that the floorplan has been measured in accordance with IPMS. Purchasers or prospective tenants must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included; these are confirmed in a separate inventory. If you require further information, please contact us. \*Administration fees may apply depending on tenancy type. Please contact your local branch for this information.

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Carter Jonas. REF: 1264570

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