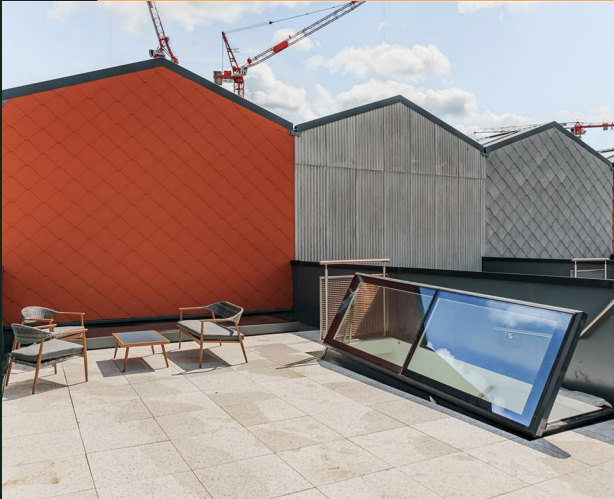


# Silk Mill Gardens, S3



PROPERTY ADDRESS  
15 Silk Mill Gardens  
Sheffield  
S3 8FR

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   | 89                      | 92        |
| (69-80) C                                   |                         |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

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- \*Rent to buy scheme available\*
- \*Zero deposit available\*
- Roof terrace
- Furnished or unfurnished
- Parking space included

Rent to buy scheme available.

TRY BEFORE YOU BUY.  
Try it. Love it. Own it.  
(Terms & conditions apply - see below).

The recently-built townhouse is set over three floors plus it boasts an impressive roof terrace. It has a welcoming and spacious open-plan kitchen, dining, and living area on the ground floor with a downstairs WC. There are three double bedrooms plus a multifunction room that could be used as a home office, walk-in-wardrobe or snug. The bright and airy spaces are carefully designed to flood natural light into the property and combined with super-efficient integrated appliances creates a welcoming yet functional and flexible space.

High levels of insulation, triple glazed windows and Mechanical Ventilation Heat Recovery (MVHR) are just some of the features which lower the heating demand in winter and keep the property cool during the summer. The house has unparalleled efficiency and makes it easy for occupiers to live sustainably and with a lower carbon footprint.

The property is offered unfurnished, or furnished for an extra cost.

It's in a central location within the thriving Kelham Island with its excellent range of independent cafes, restaurants, bars and pubs. The property is well placed to easily access Sheffield city centre, the hospitals and universities by foot, bike or tram.

Residents have access to attractive public landscaped green space with a variety of trees, flowers, shrubs and a raised decked area.

Available immediately subject to acceptable referencing.

A parking space is included.

\*Zero deposit\*. There is no deposit to pay. Tenants instead pay a fee to Reposit which is the equivalent of one week's rent. This is split equally between tenants and is subject to a minimum of £150. For further details of how Reposit works, please visit their website.

Unfurnished:  
Rent: £2,200 per calendar month  
Holding deposit: £507.69  
Deposit: zero\*

Furnished:  
Rent: £2,300 per calendar month  
Holding deposit: £530.76  
Deposit: zero\*

Broadband and electricity at the development are supplied by the utility company instructed by the Community Interest Company. There is no option to change this to another



Your Text Here



provider due to the billing of on-site energy production. Broadband is approximately £40 per month.

The photos are representative of this type of property. The furniture has been computer generated for illustrative purposes.

\*Rent to buy scheme available\*

- \* Fix your purchase price now and protect yourself from future market increases.
- \* Test your new home and neighbourhood before you commit to buying.
- \* Build a substantial deposit contribution while you rent.
- \* Secure your property now while arranging your mortgage and finances.
- \* Perfect for buyers waiting on property sales or building their deposit.