

# Silk Mill Gardens, S3

PROPERTY ADDRESS  
15 Silk Mill Gardens  
Sheffield  
S3 8FR

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



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We look at  
estate agency  
differently.

**vision**

- \*Rent to buy scheme available\*
- \*Zero deposit available\*
- Furnished or unfurnished
- Communal green spaces
- Roof terrace

Rent to buy scheme available.

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

Be the first to rent this fantastic new build house in Citu's Kelham Central development.

The 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 brand new 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.

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



Your Text Here



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.