



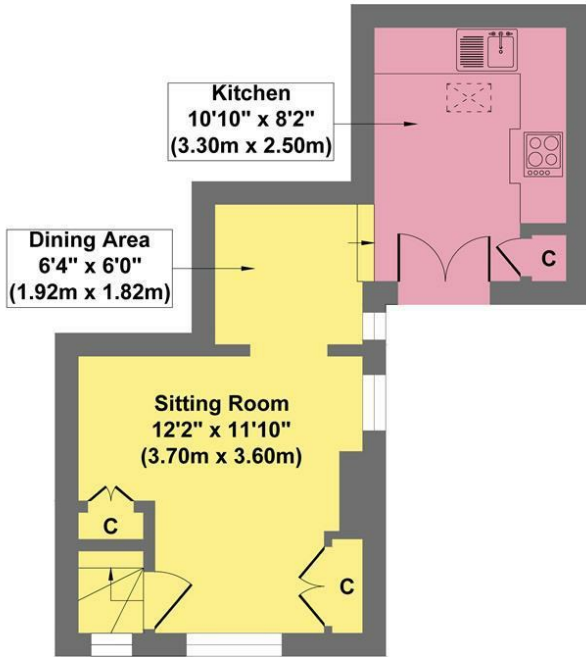
## 75 Snaithing Lane, Sheffield S10 3LF £1,250 Per Calendar Month

A charming two bedroom cottage offering quaint and characterful accommodation on this highly regarded road. This fabulous two bedroom home offers an excellent opportunity for the professional couple and is situated close to the University and hospitals and within easy access of both Sheffield City Centre or the peak district.

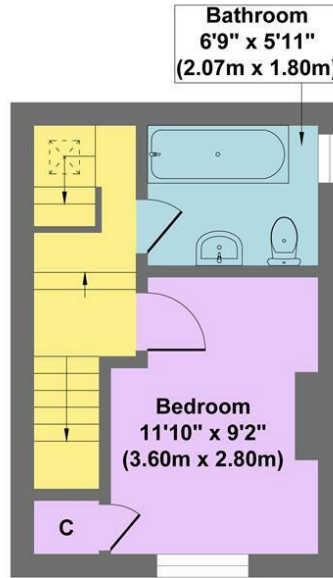
The property in brief comprises; entrance porch with door to utility room for storage and laundry., fitted kitchen with integrated appliances, bathroom with three piece suite and shower over the bath, master double bedroom one and attic double bedroom two/study. To the side of the property is a garden area.

UNFURNISHED 12 MONTH TENANCY Restrictions - No smokers or pets. Energy Efficiency Rating D. Council Tax Band B

### 75 Snaithing Lane



**Ground Floor**  
Approximate Floor Area  
274 sq.ft  
(25.50 sq.m.)



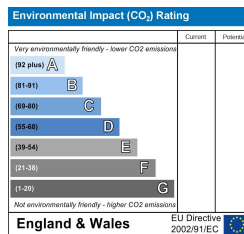
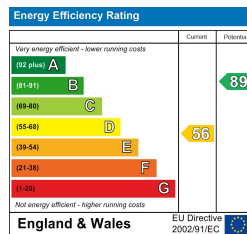
**First Floor**  
Approximate Floor Area  
222 sq.ft  
(20.60 sq.m.)



**Second Floor**  
Approximate Floor Area  
222 sq.ft  
(20.60 sq.m.)

**Approx. Gross Internal Floor Area 718 sq.ft / 66.80 sq.m**

Illustration for identification puposes only ,measurements are approximate, not to scale



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