



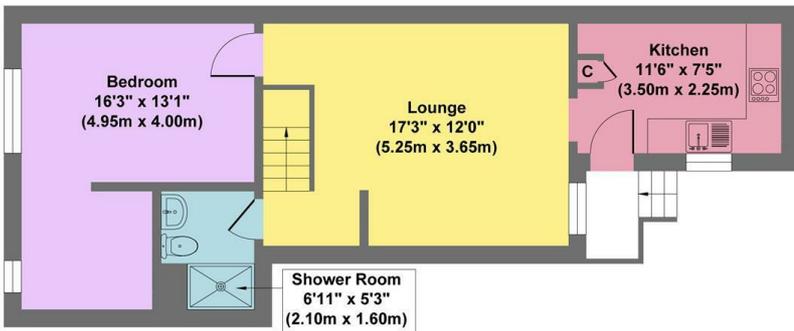
460B Ecclesall Road, Sheffield S11 8PX £1,200 Per Calendar Month

Available to let is this beautiful three double bed recently refurbished fully furnished flat opposite Tescos and Berkley Centre and close to bars, restaurants, and public transport to the city centre. Ideal for a group of 3 professional sharers or students.

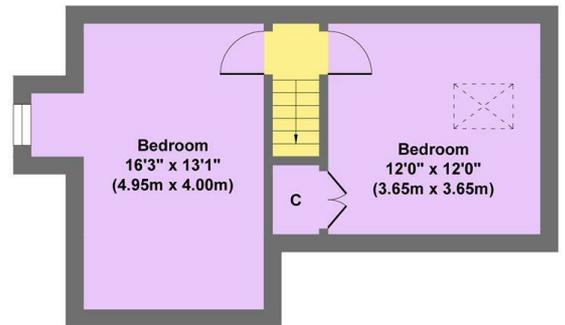
The accommodation comprises; Open plan living room with Ikea Holmsund corner sofa, wall mounted flat screen TV, dining table and chairs. Kitchen area with base and wall units, oven, hob, extractor, tall fridge freezer, dishwasher, washing machine, and microwave. Shower room is fully tiled with large shower cubicle, wash hand basin and WC. Three double bedrooms all with double bed, wardrobe, chest of drawers, desk, chair, and bedside cabinet. Outside the flat has shared use of the rear garden.

FURNISHED. Restrictions - No smokers. Energy Efficiency Rating E. Council Tax Band A

460B Ecclesall Road



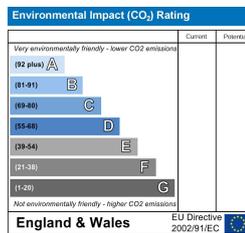
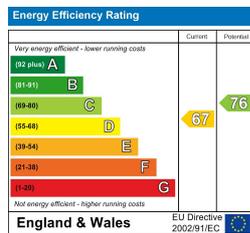
Ground Floor
 Approximate Floor Area
 Area 525 sq.ft
 (48.80 sq.m.)



First Floor
 Approximate Floor Area
 Area 362 sq.ft
 (33.67 sq.m.)

Approx. Gross Internal Floor Area 887 sq.ft / 82.47 sq.m

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



Banner Cross
 Hathersage
 Bakewell
 Matlock
www.saxtonmee.co.uk

949-951 Ecclesall Road, Sheffield S11 8TN
 3 Bank View, Main Road, Hathersage S32 1BB
 Matlock Street, Bakewell DE45 1EE
 27 Causeway Lane, Matlock, DE4 3AR

T: 0114 268 3241
 T: 01433 650009
 T: 01629 815307
 T: 01629 828250

E: bannercross@saxtonmee.co.uk
 E: hathersage@saxtonmee.co.uk
 E: bakewell@saxtonmee.co.uk
 E: matlock@saxtonmee.co.uk

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point, which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. Please note all the measurement details are approximate and should not be relied upon as exact. All plans, floor plans and maps are for guidance purposes only and are not to scale. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT. 'A Life Assurance policy may be requested.' 'Written Quotations of credit terms available on request.'