

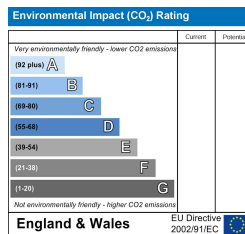
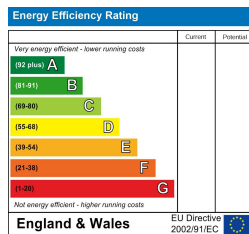


## 30 Blair Athol Road, Sheffield S11 7GB £1,350 Per Calendar Month

**\*\*DEPOSIT FREE OPTION AVAILABLE\*\*** This beautifully presented mid-terrace home is located in the highly desirable Banner Cross neighborhood, offering immediate access to Ecclesall Road's fantastic amenities, top-rated schools, and superb transport links.

The inviting ground floor comprises a comfortable living room and a stylish dining kitchen with integrated appliances, alongside access to a cellar. The first floor accommodates three good-sized bedrooms and a modern, fully tiled family bathroom with an over-bath shower. An additional staircase leads to a spacious second-floor double bedroom featuring practical eaves storage. Outside, the property is completed by a charming, low-maintenance courtyard garden.

This property is offered unfurnished. Please note that smoking is not permitted within the property. The Energy Efficiency Rating is D and the Council Tax Band is B.



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