



### 3 Newbury Road, Sheffield S10 1HF £950 Per Calendar Month

Perfectly positioned in the highly desirable neighborhood of Crookes, this attractive two-bedroom terraced home blends comfort with ultimate convenience. Residents will enjoy being just steps away from vibrant local shops, everyday amenities, and excellent transport links directly into Sheffield city centre.

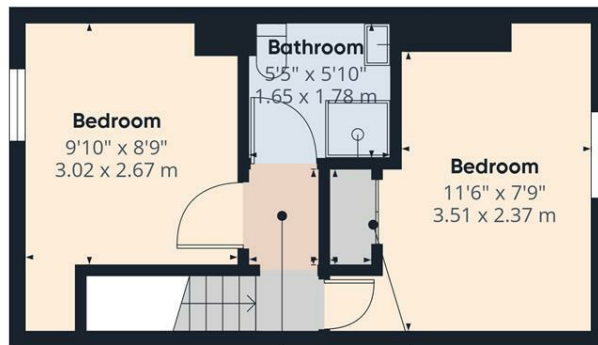
The ground floor features a generously proportioned lounge and a bright, airy breakfast kitchen, complete with fitted units and ample space for a washing machine, fridge freezer, and oven. Upstairs, the property boasts a spacious principal double bedroom, a versatile second bedroom, and a sleek, modern bathroom.

Complete with gas central heating, double glazing, and a charming rear patio garden that is perfect for relaxing or alfresco dining, this property is an absolute must-see.

The property is offered unfurnished and is available to non smokers. The Council Tax Band is A, and the Energy Performance Certificate is D



Ground Floor



Floor 1

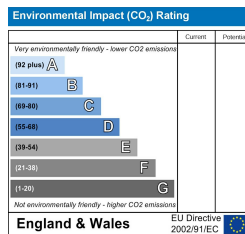
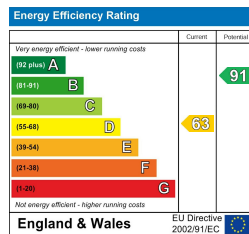


Approximate total area<sup>m</sup>  
541 ft<sup>2</sup>  
50.3 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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