



Laurel Court Endcliffe Vale Road, Sheffield S10 3DU

Saxton Mee

Lettings

Laurel Court Endcliffe Vale

Per Calendar Month

£1,200 Per Calendar

Located within a highly sought after and popular development, this property is set amidst extensive and beautifully maintained grounds. Access is provided through a secure communal entrance, with a staircase leading directly to the first floor accommodation.

Upon entering, you are greeted by a welcoming reception hall that flows into an impressively large sitting and dining room. This bright, open living space is further enhanced by patio doors that lead out onto a private balcony, perfect for outdoor relaxation. Adjacent to the living area is a fully fitted kitchen, complete with a comprehensive range of appliances.

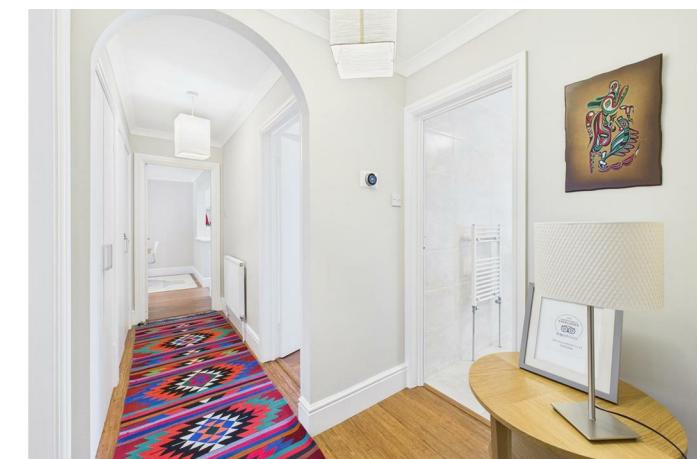
The sleeping quarters consist of two generously proportioned double bedrooms, the master of which benefits from integrated wardrobes providing ample storage. These rooms are served by a well appointed bathroom featuring a full suite and an overhead shower.

Externally, the property offers a private garage and dedicated visitor parking, all set within spectacular landscaped gardens that offer a sense of peace and privacy. The location is exceptionally well placed for public transport links and is within easy reach of the nearby university and hospitals, making it an ideal choice for professionals and academics alike.

This property is offered furnished. Please note that smoking is not permitted within the property. We are currently waiting on the Energy Efficiency Rating and Council Tax Band is a C.

- Sought-after location in extensive landscaped grounds.
- Large lounge/diner with a private balcony.
- Two double bedrooms with built-in wardrobes
- Full bathroom suite including a shower
- Garage plus additional visitor parking
- Near University & Hospitals with great transport links.







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.'

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