



## 6 Scarsdale Heights Derbyshire Lane, Sheffield S8 8SA

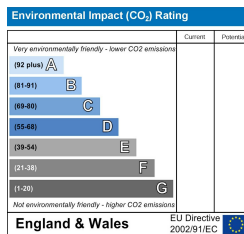
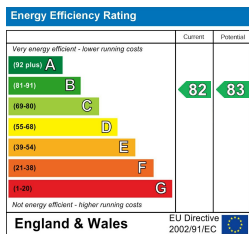
### £1,350 Per Month

This is a unique opportunity to rent a spectacular, newly built semi detached home at the impressive Scarsdale Heights. These impressive eco-homes boast an A+ energy rating and are equipped with solar panels, allowing residents to enjoy the dual benefits of sustainable living and significantly lower utility costs. Commanding an elevated position high above the local landscape, the properties offer truly unrivalled, panoramic views across the Sheffield skyline.

The home is thoughtfully designed over three levels, beginning with an external staircase that leads to a spacious first floor entrance hallway complete with integrated storage. The heart of the home is the stunning open plan lounge and kitchen, where a full wall of bi-fold doors opens onto a private balcony. This outdoor space acts as a seamless extension of the living area, providing a perfect vantage point to take in the city views. This floor also features a modern bathroom fitted with a three piece suite and an overhead shower.

The upper floors continue to offer generous living space, with a staircase leading to the second level which houses two well proportioned bedrooms and a second bathroom. Occupying the top floor is a magnificent master suite, designed to maximise the property's elevated position with superb views and practical under eave storage. Externally, the property provides the added convenience of sheltered undercroft parking for two vehicles.

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



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