



8 Rushley Avenue, Sheffield S17 3EP

Saxton Mee

Lettings

8 Rushley Avenue

Per Calendar Month

£1,650 Per Calendar

In a superb location at the top of Dore within very easy access of beautiful open countryside, an extremely well presented three bedroom detached.

Dore is one of Sheffield's most popular and sought after residential areas with a host of excellent local amenities including shops, good primary and secondary schools, Abbeydale Sports Club, local golf clubs and regular public transport including Dore Railway Station. Within easy reach of the open countryside and approximately 5 miles from Sheffield city centre.

The property briefly comprises of; Entrance hallway, kitchen with appliances, utility, large well proportioned lounge/dining room through to conservatory. First floor: master bedroom, two further bedrooms, family bathroom and separate w.c. Outside: large driveway providing good parking. To the rear, patio onto lawned garden, floral borders and pleasant aspect.

FURNISHING NEGOTIABLE 6 OR 12 MONTH TENANCY.
RESTRICTIONS: No smokers. Energy Efficiency Rating D Council Tax Band F

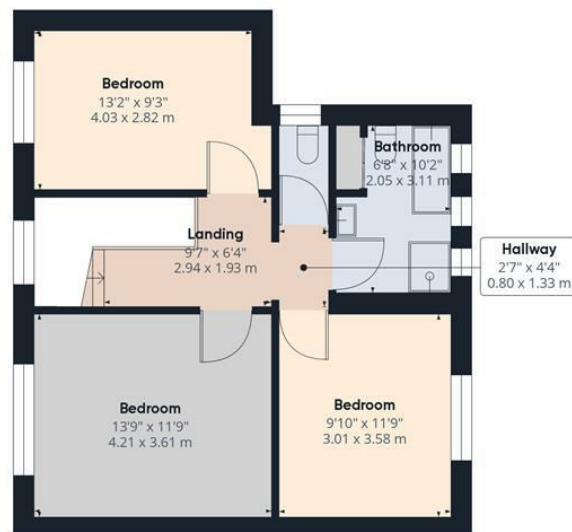
- Three Double Bedrooms
- Excellent School Catchment
- Detached
- Sought After Location
- Driveway







Ground Floor



Floor 1



Approximate total area⁽¹⁾

1214.7 ft²
112.85 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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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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