



## 460A Ecclesall Road, S11 8TN £950 Per Calendar Month

Lovely two double bedroomed furnished ground floor flat in this prime position opposite Berkeley Precinct / Tesco on Ecclesall Road. Close to local shops, restaurants, bars and regular public transport

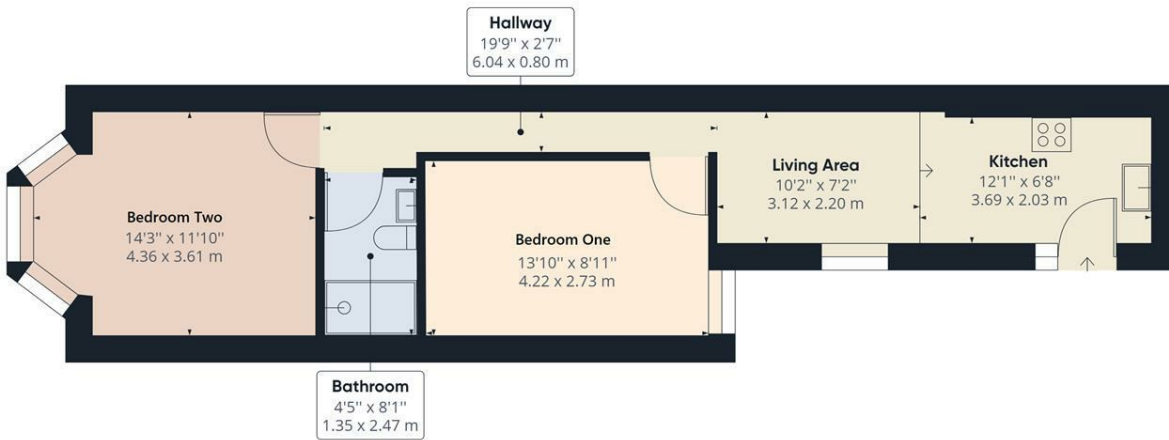
Living dining kitchen with kitchen area having bleached oak effect flooring, base and wall units, stainless steel sink, hob and extractor, tall fridge freezer, washer dryer, dishwasher, microwave oven etc Living/dining area with wall mounted flat screen TV, Ikea FRIHETEN corner sofa in dark grey with pull out section to form occasional guest bed coffee table, Ikea EKEDALEN extendable table dining table and chairs.

Two spacious double bedrooms with Ikea wardrobes with mirrored sliding doors, chest of drawers, double bed, bedside cabinet, dressing table/desk and chair.

Fully tiled shower room with beige marble effect tiles, large shower cubicle, vanity unit with wash hand basin, towel rail and low flush WC

Access to private garden area shared with the other flats

For parking, you have to apply to Sheffield City Council for a permit

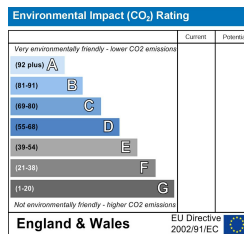
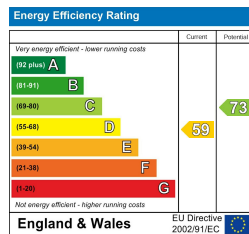


**Approximate total area<sup>(1)</sup>**  
533.65 ft<sup>2</sup>  
49.58 m<sup>2</sup>

(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.

GIRAFFE360



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