



17 Langdon Street, Sheffield S11 8BH



Lettings

17 Langdon Street

Per Calendar Month

£1,200 Per Calendar

Situated in a highly sought-after neighborhood, this beautifully updated, larger-style mid-terrace home offers the perfect blend of modern living and superb convenience. Recently renovated to an exceptional standard throughout, the property is ready to move straight into.

The ground floor features a spacious lounge and a separate dining room with handy access to a basement cellar. At the rear, the well-fitted off-shot kitchen offers ample space for all your freestanding appliances. Upstairs, the first floor boasts two generously sized bedrooms alongside a stylish, newly fitted family bathroom. The second floor reveals a fantastic, large third double bedroom complete with its own convenient WC.

Outside, you'll find a low-maintenance rear yard perfect for relaxing. The location is second to none—perfectly positioned for easy access to Sheffield City Centre and just a short stroll from the vibrant shops, independent restaurants, and fantastic amenities of both London Road and Sharrowvale Road.

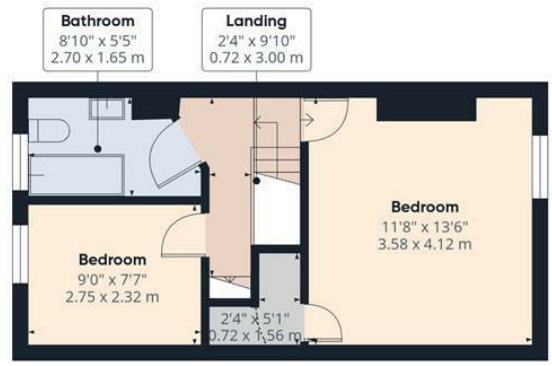
This property is offered unfurnished. Please note that smoking is not permitted within the property. The Energy Efficiency Rating is D and the Council Tax Band is A.



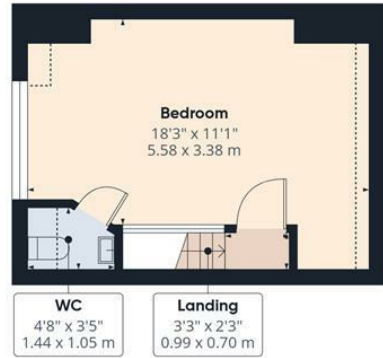




Ground Floor



Floor 1



Floor 2



Approximate total area⁽¹⁾
 879 ft²
 81.7 m²

Reduced headroom
 23 ft²
 2.1 m²

(1) Excluding balconies and terraces.

Reduced headroom
 Below 5 ft/1.5 m

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