



73 Pentland Road, Dronfield Woodhouse, Dronfield S18 8ZQ



Lettings

73 Pentland Road

Dronfield Woodhouse

Per Calendar Month

£850 Per Calendar

Now available to let, this beautifully presented two-bedroom townhouse is situated in the highly sought-after area of Dronfield. The property is ideally located just a short distance from excellent local amenities, including shops, a park, medical facilities, and regular bus routes.

The ground floor features a welcoming entrance porch, a spacious living room, and a bright dining kitchen. Upstairs, the first-floor landing leads to two well-proportioned bedrooms and a family bathroom. Outside, the property benefits from a low-maintenance, fully enclosed rear garden.

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 A.

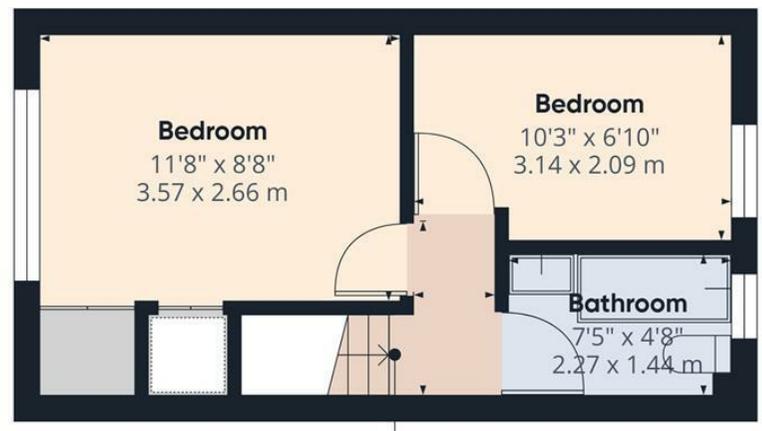






Entry
3'10" x 3'6"
1.19 x 1.09 m

Ground Floor



Landing
2'7" x 5'8"
0.79 x 1.74 m

Floor 1



Approximate total area⁽¹⁾
511 ft²
47.5 m²

Reduced headroom
14 ft²
1.3 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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