Saxton Mee

Lettings









303a Ecclesall Road, Sheffield S11 8NX
£1,150 Per Calendar Month

3 bedroomed DUPLEX 1st and 2nd floor flat with large balcony– professional sharers / students welcome

Hall
Entrance door with stairs leading up to first floor living room

Open plan living room 5.03m (16'6") x 4.93m (16'2") max with leather sofas and flat screen TV and coffee table and storage cupboard.

Kitchen Area 3.00m (9'10") x 2.76m (9'1")
Fitted with a matching range of base wall units, stainless steel sink, electric oven, hob, extractor, microwave, washer dryer, dishwasher and tall fridge freezer. Glazed door to large rear facing terrace.

Terrace Large rear facing paved terrace area.

Shower Room
Fitted with three piece suite comprising of large shower enclosure with electric shower, vanity wash hand basin with cupboard below, mirrored wall cabinet, low level WC, heated towel rail and ceiling spot lights.

Bedroom 1 3.75m (12'4") x 3.58m (11'9")

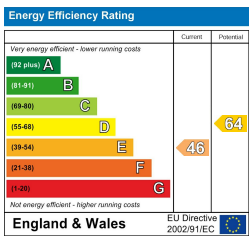
Saxton Mee

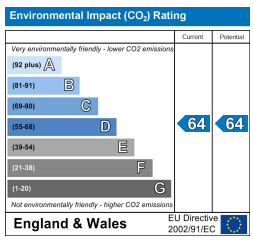
Lettings



Total area: approx. 88.4 sq. metres (951.1 sq. feet)

This floor plan is for illustrative purposes only and is not to scale. Where measurements are shown, these are approximate and should not be relied upon. Total square area includes the entirety of the property and any outbuildings/garages. Sanitary ware and kitchen fittings are representative only and approximate to actual position, shape and style. No liability is accepted in respect of any consequential loss arising from the use of this plan. Reproduced under licence from Evolve Partnership Limited. All rights reserved.
Plan produced using PlanUp.





Banner Cross	949-951 Ecclesall Road, Sheffield S11 8TN	T: 0114 268 3241	E: bannercross@saxtonmee.co.uk
Hathersage	3 Bank View, Main Road, Hathersage S32 1BB	T: 01433 650009	E: hathersage@saxtonmee.co.uk
Bakewell	Matlock Street, Bakewell DE45 1EE	T: 01629 815307	E: bakewell@saxtonmee.co.uk
Matlock	27 Causeway Lane, Matlock, DE4 3AR	T: 01629 828250	E: matlock@saxtonmee.co.uk

www.saxtonmee.co.uk

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.'