



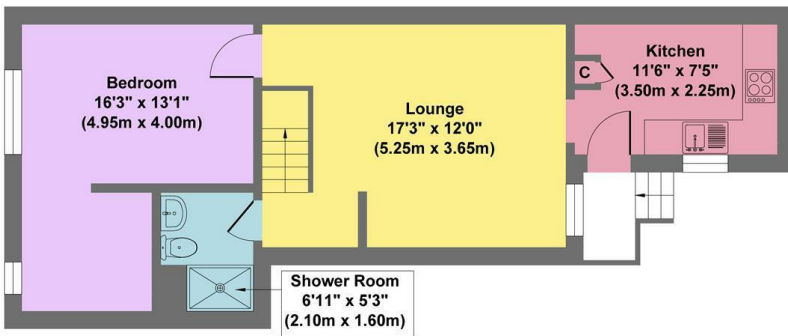
## 460B Ecclesall Road, Sheffield S11 8PX £1,200 Per Calendar Month

Available to let is this beautiful three double bed recently refurbished fully furnished flat opposite Tesco's and Berkley Centre and close to bars, restaurants, and public transport to the city centre. Ideal for a group of 3 professional sharers or students.

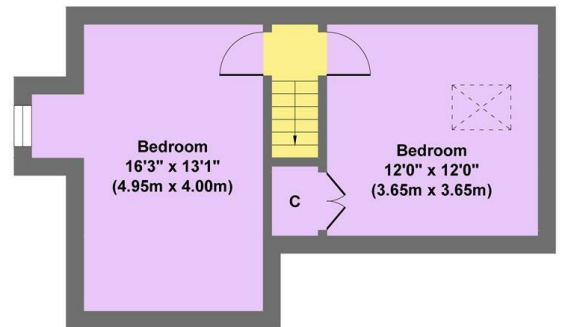
The accommodation comprises; Open plan living room with Ikea Holmsund corner sofa, wall mounted flat screen TV, dining table and chairs. Kitchen area with base and wall units, oven, hob, extractor, tall fridge freezer, dishwasher, washing machine, and microwave. Shower room is fully tiled with large shower cubicle, wash hand basin and WC. Three double bedrooms all with double bed, wardrobe, chest of drawers, desk, chair, and bedside cabinet. Outside the flat has shared use of the rear garden.

FURNISHED 6-12 MONTH TENANCY. Restrictions - No smokers or pets. Energy Efficiency Rating E. Council Tax Band A

### 460B Ecclesall Road



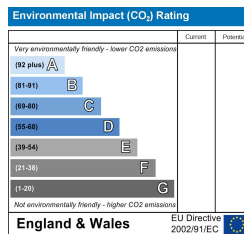
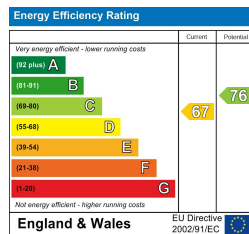
**Ground Floor**  
Approximate Floor Area  
Area 525 sq.ft  
(48.80 sq.m.)



**First Floor**  
Approximate Floor Area  
Area 362 sq.ft  
(33.67 sq.m.)

**Approx. Gross Internal Floor Area 887 sq.ft / 82.47 sq.m**

Illustration for identification puposes only ,measurements are approximate, not to scale



Banner Cross  
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Bakewell  
Matlock  
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