

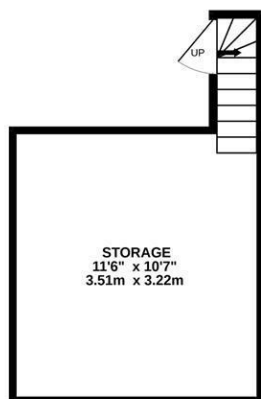


**26 Gordon Road, Sheffield S11 8XU**  
**£1,200 Per Calendar Month**

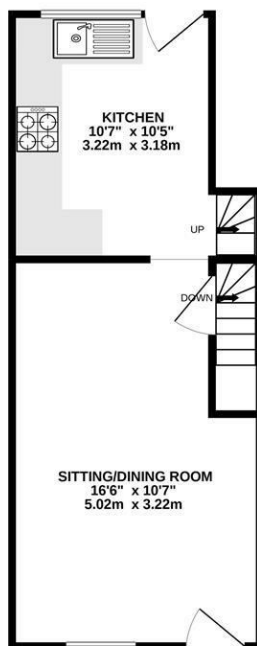
This stunning two bedroom mid terrace property is located in the fashionable Sharrow Vale area close to shops, restaurants and amenities and is ideal for the a single or professional couple. Beautifully presented throughout and comprising: open plan living/dining area leading to the modern kitchen with electric oven and hob. First floor: master double bedroom, superb bathroom, double bedroom two and large 3.5m x 3.2m cellar/storage room. Outside: delightful low maintenance rear garden. The property is unfurnished – but it does have carpets, curtains, integrated oven & hob, fridge freezer, washer dryer, mirrored wardrobe in master bedroom, chest of drawers in master bedroom and a pizza oven in the rear garden. Restrictions: No smokers. Energy Efficiency Rating C. Council Tax Band: A

## Lettings

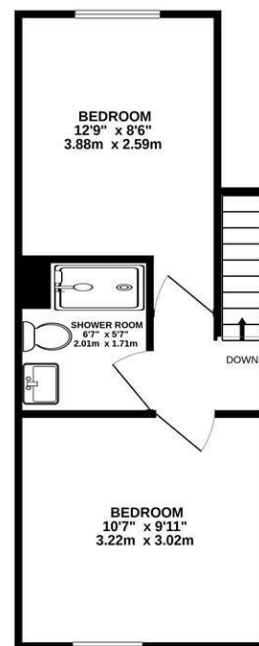
CELLAR/STORE  
132 sq.ft. (12.2 sq.m.) approx.



GROUND FLOOR  
269 sq.ft. (25.0 sq.m.) approx.

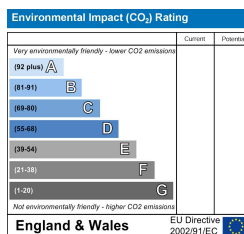
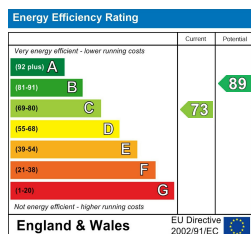


1ST FLOOR  
266 sq.ft. (24.7 sq.m.) approx.



**TOTAL FLOOR AREA : 667 sq.ft. (62.0 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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