



TO LET  
Lettings  
Saxton Mee  
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22 Daleview Road, Sheffield S8 0EJ



Lettings

## 22 Daleview Road

Per Calendar Month

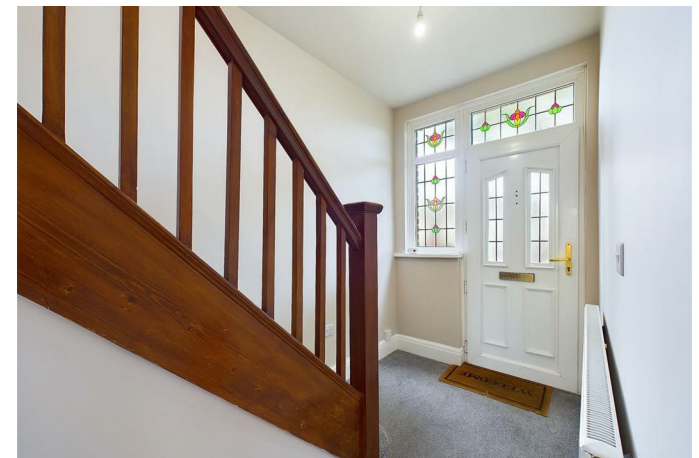
# £1,300 Per Calendar

To let is this superb, immaculately presented semi-detached family home. Located in the desirable area of Beauchief, within walking distance of local shops, eateries, fabulous green space and transport links. This delightful property boasts three cosy bedrooms, perfect for a growing family or those in need of a home office space.

The property briefly comprises of; Entrance hallway, open plan bay windowed lounge, kitchen with fitted units in white with an electric oven. Master bedroom, a second double bedroom, a third bedroom/office room and bathroom with three piece suite and shower over. To the rear is a large garden and lawn. On the front of the property there is off street parking for one car, with ample on street parking readily available.

UNFURNISHED MINIMUM 12 MONTH TENANCY.

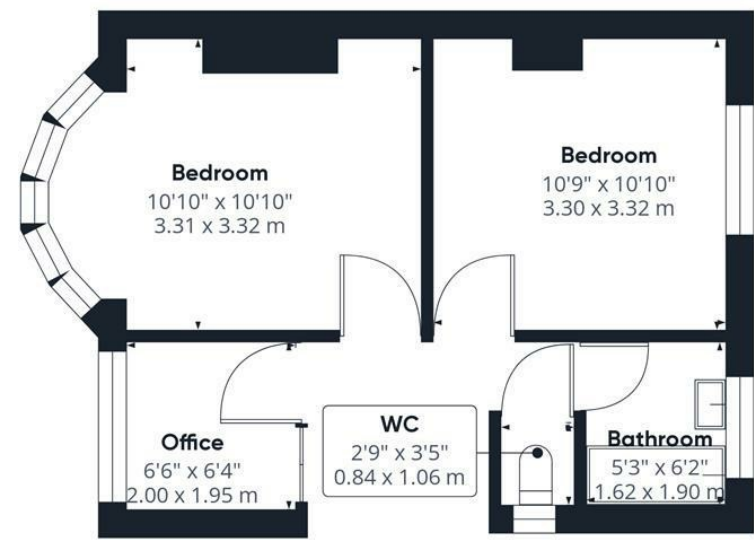
RESTRICTIONS: No sharers, or smokers. Energy Efficiency Rating D. Council tax band C.







Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**  
738.32 ft<sup>2</sup>  
68.59 m<sup>2</sup>

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

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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