



22 Lemont Road, Topley, Sheffield, S17 4HA

Saxton Mee

22 Lemont Road

Totley

£1,400 Per Calendar Month

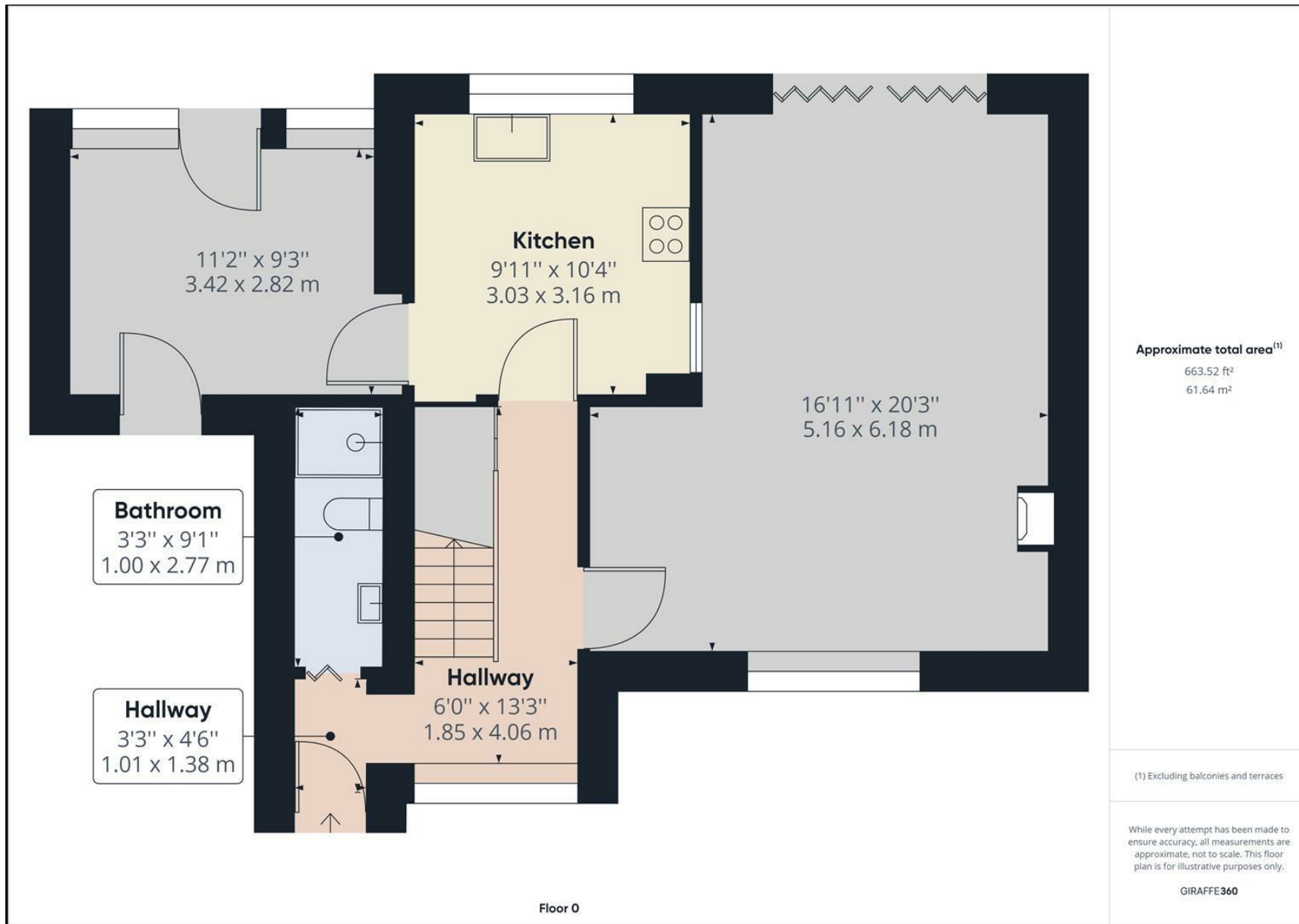
To let is this excellent 4 double bedroom detached property located in a lovely position opposite the entrance to Green Oak Park in this sought-after road which falls within the catchment area of King Egberts school and is well placed for access to local amenities on Baslow Road and the Peak National Park approximately only a couple of miles away. Library and Clinic is within 0.3 miles. Benefiting from uPVC double glazing, gas central heating and comprising; entrance lobby, shower room, hallway, large family lounge/dining room, modern kitchen with electric oven, gas hob, fridge freezer, dishwasher and washing machine, versatile family room/bedroom 4. First floor; 3 double bedrooms and bathroom with full suite and shower over bath. Outside; off road parking, integral garage and enclosed large brand new decked garden.

Viewings via appointment only.

UNFURNISHED 6-12 MONTH TENANCY. Restrictions: No pets, smokers, sharers or students. Energy Efficiency Rating D. Council Tax Band D







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.'

Banner Cross
 T: 0114 268 3241
 E: bannercross@saxtonmee.co.uk
www.saxtonmee.co.uk

Hathersage
 T: 01433 650009
 E: hathersage@saxtonmee.co.uk

Bakewell
 T: 01629 815307
 E: bakewell@saxtonmee.co.uk

Matlock
 T: 01629 828250
 E: matlock@saxtonmee.co.uk

