



1 Whirlow Grange Close, Sheffield S11 9SY



Lettings

1 Whirlow Grange Close

Per Calendar Month

£4,500 Per Calendar

In Sheffield's most exclusive suburb on a very small development a spectacular stone built six bedroom, four bathroom executive family residence with accommodation of approximately 3800 sq.ft.

Offering stunning accommodation which has been thoughtfully planned and designed and exclusively fitted out for the discerning buyer. Entrance hall, cloakroom, large through living room, spectacular living kitchen opening through to a dining area, utility room and a stunning large garden/family room. On the first floor: two superb bedroom suites with en-suite dressing rooms and en-suite bathrooms, two further bedrooms. Second floor: two large double bedrooms and luxury shower room. Outside: extensive parking, integral double garage and lovely southerly facing rear garden with large terrace.

Whirlow is in a first class catchment area for schools and other amenities and on the fringe of the open countryside of the Peak National Park.

UNFURNISHED 12 MONTH TENANCY. Restrictions: No smokers. Energy Efficiency Rating B Council Tax Band G

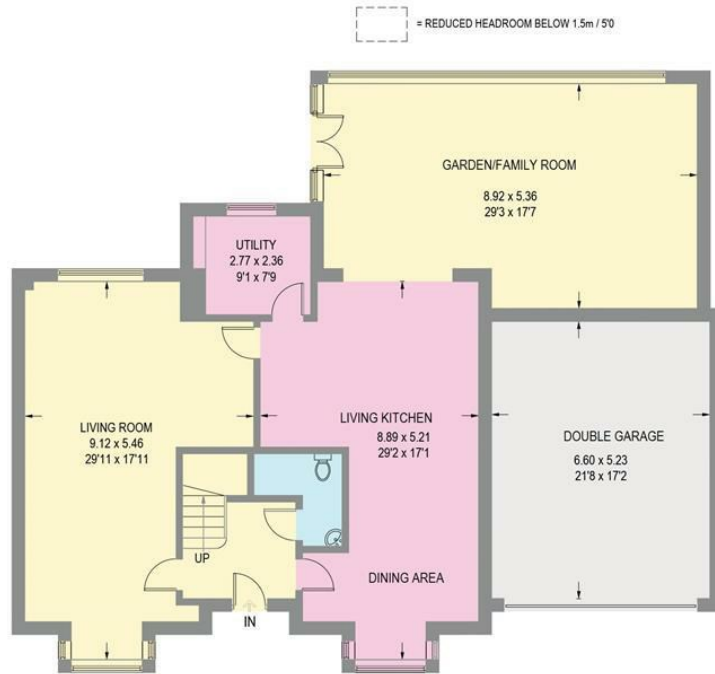
- Large New Executive Six Bedroom/Four Bathroom Family Home
- Approximately 3800 sq.ft.
- Stunning Bespoke Accommodation
- Attractive Landscaped Grounds
- First Class Catchment Area for Schools
- Short Walk of Open Countryside





BEECH HOUSE, WHIRLOW GRANGE CLOSE

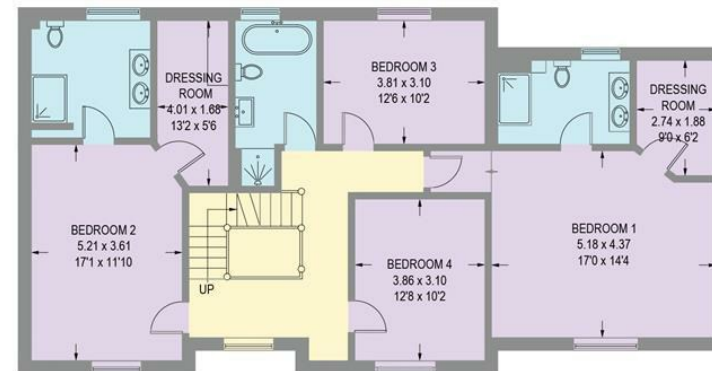
APPROXIMATE GROSS INTERNAL AREA = 309.2 SQ M / 3328 SQ FT
 (EXCLUDING REDUCED HEADROOM / VOID)
 REDUCED HEADROOM = 8.6 SQ M / 92 SQ FT
 GARAGE = 34.3 SQ M / 369 SQ FT
 TOTAL = 352.1 SQ M / 3789 SQ FT



GROUND FLOOR (EXCLUDING GARAGE)
 139.5 SQ M / 1501 SQ FT



SECOND FLOOR = 58.2 SQ M / 626 SQ FT
 (EXCLUDING VOID / INCLUDING REDUCED HEADROOM)



FIRST FLOOR = 120.1 SQ M / 1293 SQ FT
 (EXCLUDING VOID)

Illustration for identification purposes only, measurements are approximate, not to scale.

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