



13 Barton Road, Sheffield S8 9TB



Lettings

13 Barton Road

Per Calendar Month

£900 Per Calendar

Available immediately to let is this spacious three bedroom end-terraced property. The property is located in the highly sought after, up and coming area of Meersbrook. It is a stones throw from Meersbrook park and plenty of other amenities including bars, shops, restaurants and schools.

The property briefly comprises of; kitchen, dining room, spacious living room, access from the dining room to the cellar. First floor: spacious double bedroom, single bedroom, bathroom with suite and shower. Second floor: large double bedroom with velux window. Outside: Patio garden.

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

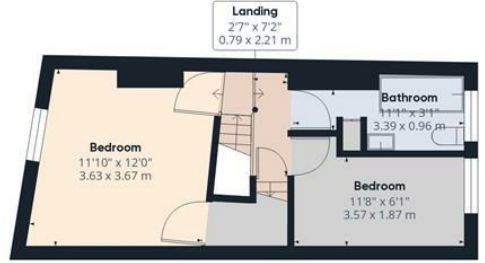
- Three Bedrooms
- Sought After Location
- Furnished
- Spacious Living and Separate Dining Room
- Rear Patio Area
- Well Placed for Shops, Schools & Other Amenities







Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾
842.06 ft²
78.23 m²

Reduced headroom
4.84 ft²
0.45 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.

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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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