



32 Dawlands Close, Sheffield S2 1SE

Saxton Mee

Lettings

32 Dawlands Close

Per Calendar Month

£950 Per Calendar

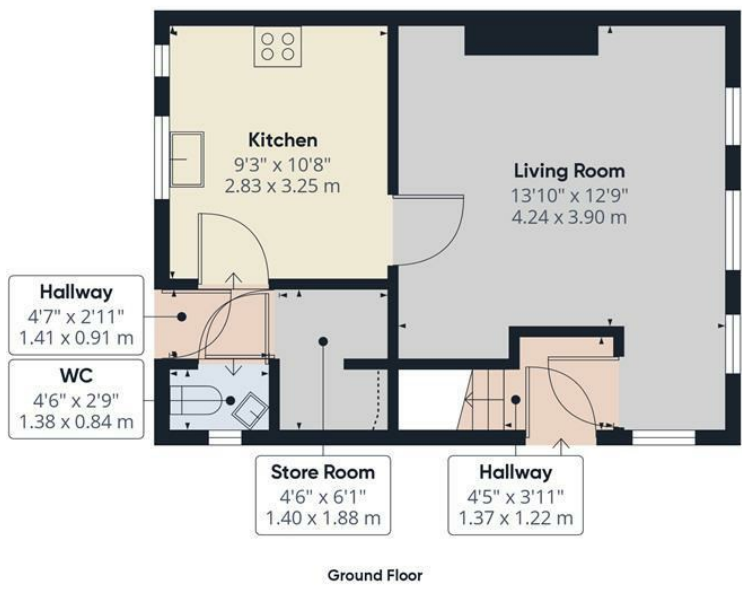
Available to let is this three bedroom end terrace located within easy access of all local amenities including shops, schools and transport links into Sheffield City Centre.

The property briefly comprises of; entrance hallway, lounge, kitchen, through to WC and store room. First floor; master double bedroom, double bedroom two, single front bedroom, bathroom with three piece white suite and shower over. To the front and rear of the property are good sized gardens. The property offers double glazing and gas central heating.

UNFURNISHED 6 OR 12 MONTH INITIAL TENANCY.
Restrictions: No smokers. Energy Efficiency Rating D. Council Tax Band A

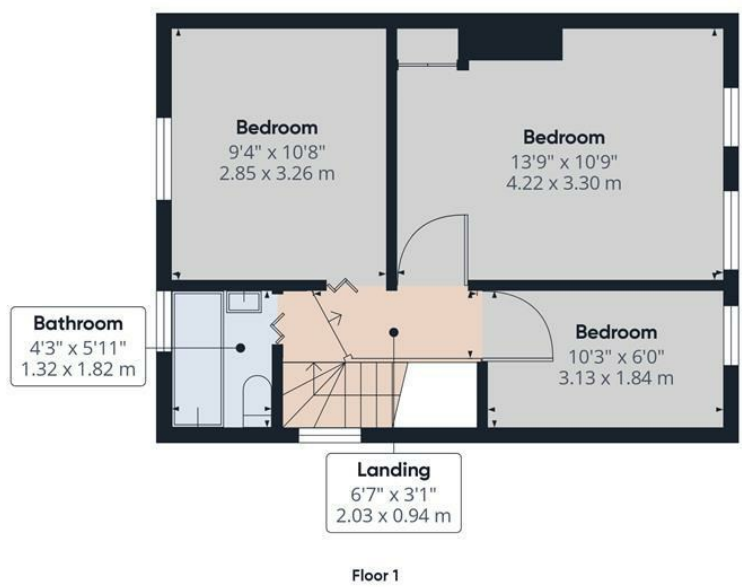






Approximate total area⁽¹⁾
749.17 ft²
69.6 m²

Reduced headroom
1.83 ft²
0.17 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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Lettings