

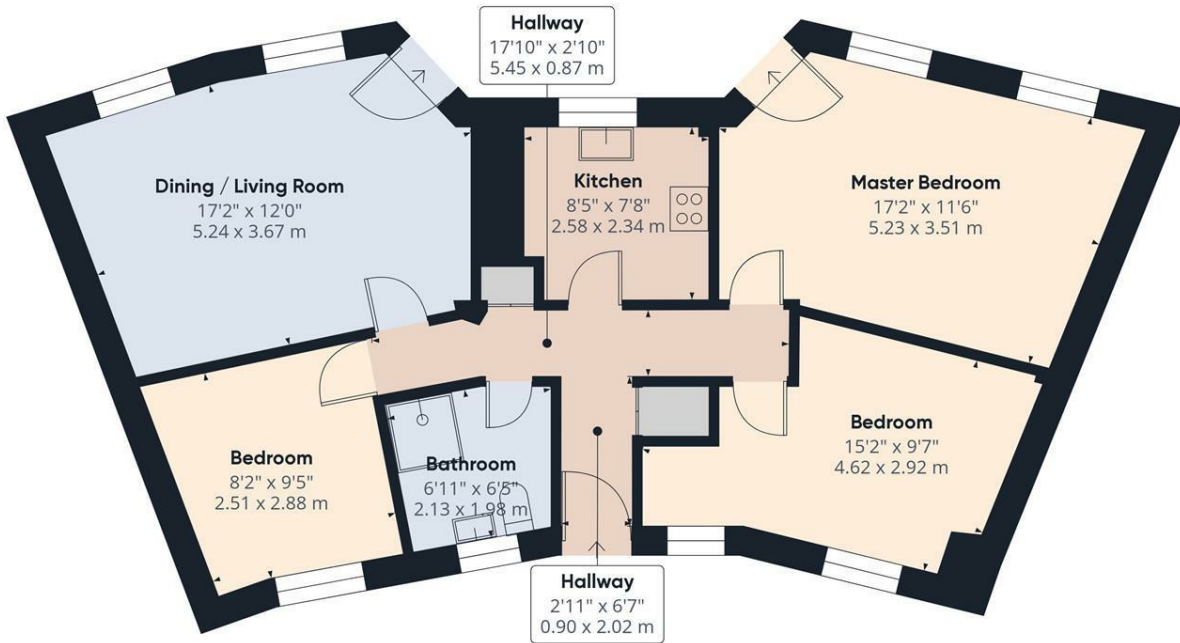


## 65 Edward Street, Sheffield S3 7GH £850 Per Calendar Month

This nicely proportioned three bedroom ground floor flat forms part of this purpose built block of similar properties and is indeed one of the larger types available, being perfect for a family or professional couple. Most conveniently located within easy walking distance of the universities, hospitals and amenities within the city centre.

The property offers a gas fired central heating system via a combination boiler and briefly comprises of entrance hallway, living room with access to balcony, newly fitted dining kitchen, three good sized bedrooms and excellent shower room.

UNFURNISHED 6 or 12 MONTH TENANCY. Restrictions - No smokers. Energy Efficiency Rating - awaiting information. Council Tax Band A.



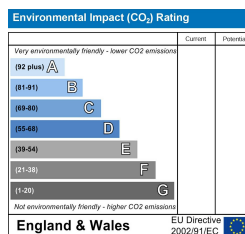
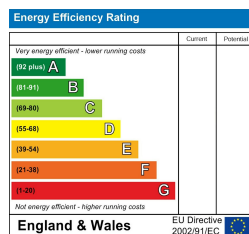
Approximate total area<sup>1</sup>  
778.33 ft<sup>2</sup>  
72.31 m<sup>2</sup>

(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.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



Banner Cross  
Hathersage  
Bakewell  
Matlock  
[www.saxtonmee.co.uk](http://www.saxtonmee.co.uk)

949-951 Ecclesall Road, Sheffield S11 8TN  
3 Bank View, Main Road, Hathersage S32 1BB  
Matlock Street, Bakewell DE45 1EE  
27 Causeway Lane, Matlock, DE4 3AR

T: 0114 268 3241  
T: 01433 650009  
T: 01629 815307  
T: 01629 828250

E: [bannercross@saxtonmee.co.uk](mailto:bannercross@saxtonmee.co.uk)  
E: [hathersage@saxtonmee.co.uk](mailto:hathersage@saxtonmee.co.uk)  
E: [bakewell@saxtonmee.co.uk](mailto:bakewell@saxtonmee.co.uk)  
E: [matlock@saxtonmee.co.uk](mailto:matlock@saxtonmee.co.uk)