



36 Pentland Road, Dronfield Woodhouse, Dronfield, S18 8ZQ

Saxton Mee



# 36 Pentland Road

## Dronfield Woodhouse

Per Calendar Month

### £950 Per Calendar

This attractively refurbished two double bedroomed semi detached house is most conveniently located close to a good range of amenities including shops, renowned schooling and enjoys appealing views over the park at the front.

Having uPVC double glazing, the property comprises: side hall, new downstairs cloakroom/WC, superb new dining kitchen, good size living room, landing with gas fired boiler and Hive system, double bedroom one with built in wardrobes and attractive views, double bedroom two, excellent new bathroom with bath and separate shower.

Mainly lawned gardens with there being a garage to the rear and two off road parking parking spaces.

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

- Attractively refurbished
- Brand new kitchen and bathroom
- New Ideal combination boiler with Hive system
- Most convenient location
- Renowned schooling
- Views over the park
- Garage and two parking spaces
- Council Tax Band: B
- EPC: tbc

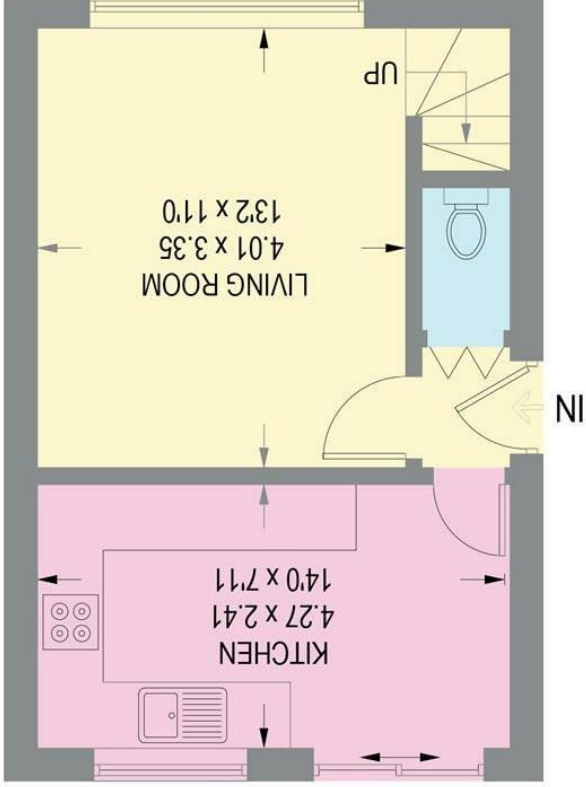




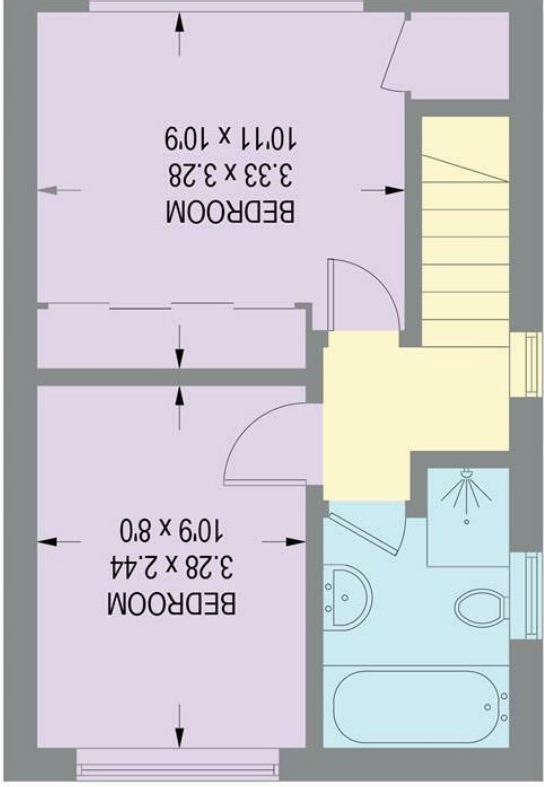


## 36 PENTLAND ROAD

APPROXIMATE GROSS INTERNAL AREA = 57.3 Q M / 617 SQ FT



**GROUND FLOOR**  
28.5 SQ M / 307 SQ FT



**FIRST FLOOR**  
28.8 SQ M / 310 SQ FT

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.



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