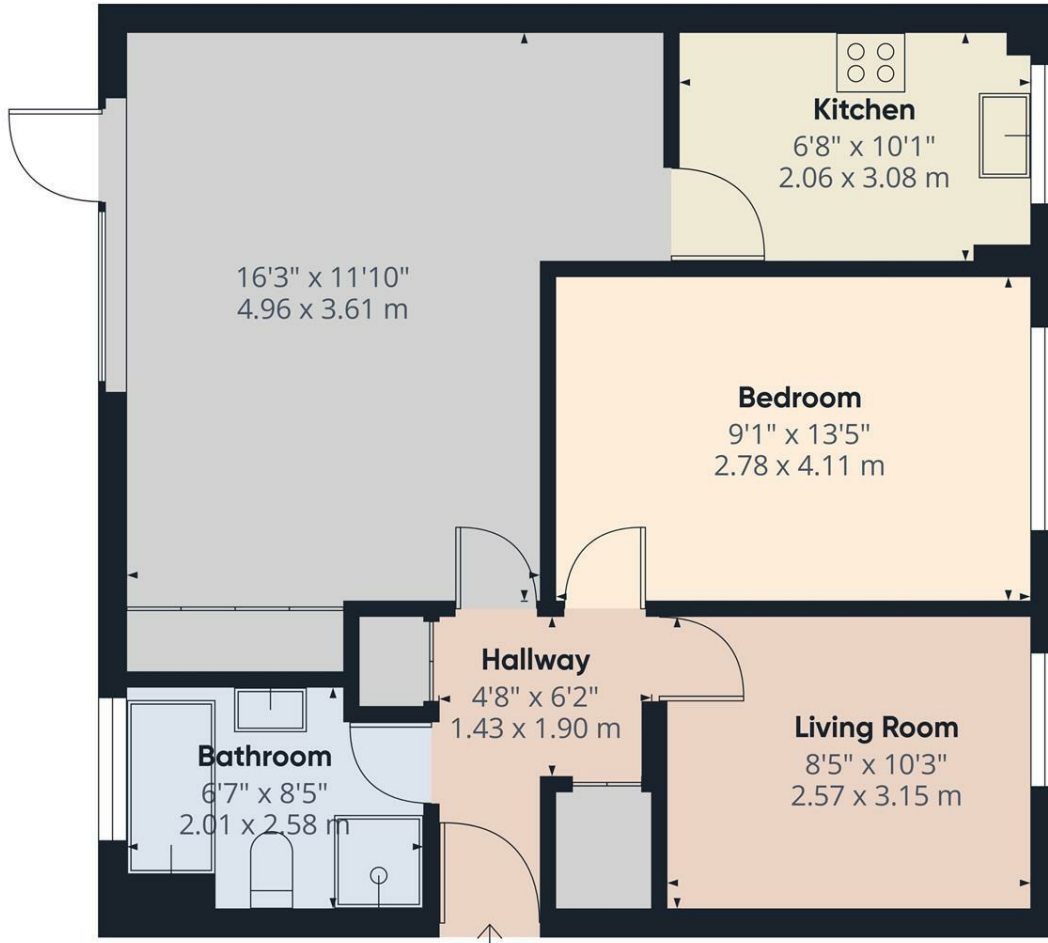




Apt 4 Woodbank Court Ladies Spring Drive, Sheffield S17 3LQ £825 Per Calendar Month

An internal inspection is highly recommended to appreciate this newly refurbished 2 bedroom 2nd floor apartment which forms part of this small purpose built development, exceptionally well placed for a host of local amenities including sports clubs, supermarkets, local train station along with access to the ring road, city centre, motorway network and Peak Park. This spacious accommodation offers gas fired central heating, double glazing and briefly comprises: Entrance hall with stairs to the 2nd floor landing, private hallway with 2 store cupboards, generous living/dining room with access to a balcony overlooking the communal gardens, excellent newly fitted kitchen with integrated appliances including electric oven, hob, dishwasher, washer/dryer and fridge freezer, 2 bedrooms and newly fitted bathroom with white suite including separate shower. Outside: attractive communal gardens along with a good sized single garage with storage units. PART FURNISHED - 6-12 MONTH TENANCY. Restrictions - No smokers, no children, no pets. Energy Efficiency Rating C. Council Tax Band B



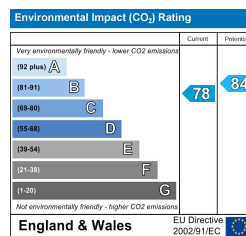
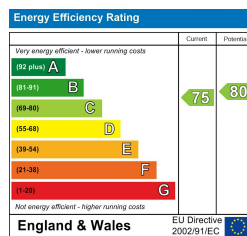
Approximate total area[®]
616.98 ft²
57.32 m²

(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 are based on RICS IPMS 3C standard.

GIRAFFE360



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