Saxton Mee

Lettings

75 Snaithing Lane, Sheffield S10 3LF
£1,250 Per Calendar Month

A charming two bedroom cottage offering quaint and characterful accommodation on this highly regarded road. This fabulous two bedroom home offers an excellent opportunity for the professional couple and is situated close to the University and hospitals and within easy access of both Sheffield City Centre or the peak district.

The property in brief comprises; entrance porch with door to utility room for storage and laundry., fitted kitchen with integrated appliances, bathroom with three piece suite and shower over the bath, master double bedroom one and attic double bedroom two/study. To the side of the property is a garden area.

UNFURNISHED 12 MONTH TENANCY Restrictions - No smokers or pets. Energy Efficiency Rating D. Council Tax Band B

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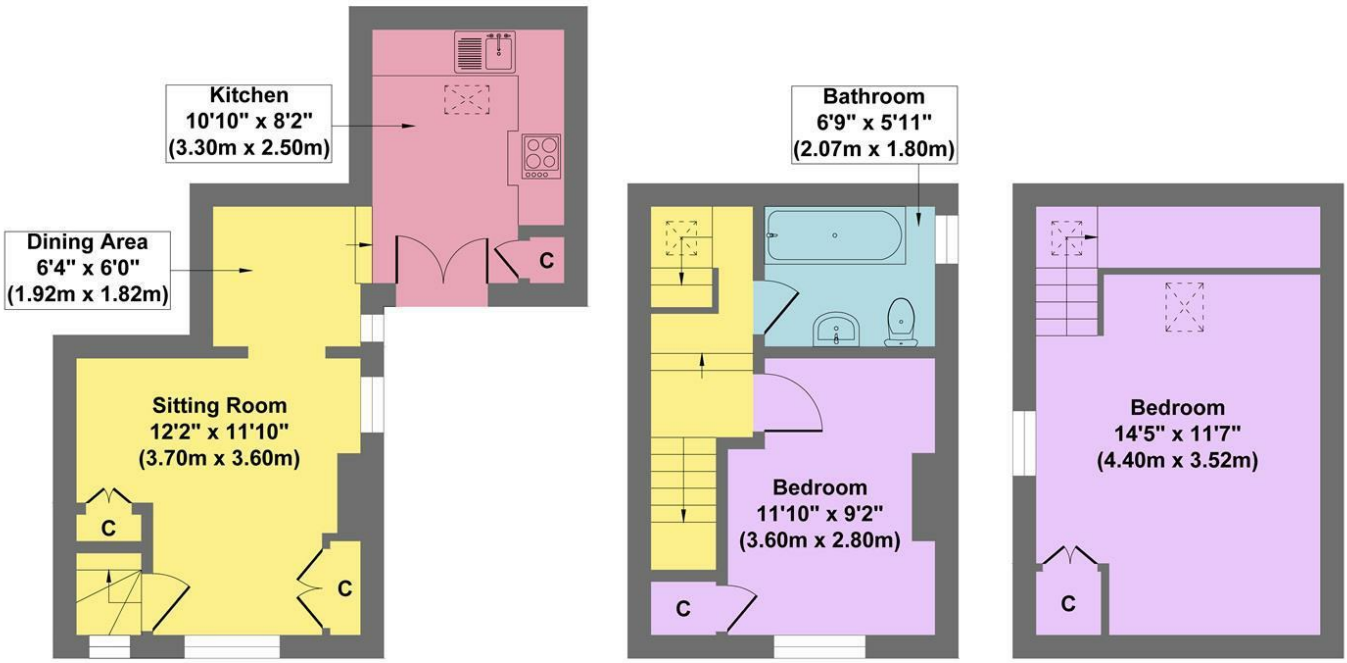


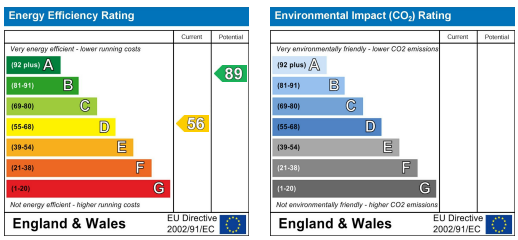
Ground Floor
Approximate Floor Area
274 sq.ft
(25.50 sq.m.)

First Floor
Approximate Floor Area
222 sq.ft
(20.60 sq.m.)

Second Floor
Approximate Floor Area
222 sq.ft
(20.60 sq.m.)

Approx. Gross Internal Floor Area 718 sq.ft / 66.80 sq.m

Illustration for identification puposes only ,measurements are approximate, not to scale



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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.'