



23 Farcroft Grove, Sheffield S4 8BP

Saxton Mee

Lettings

23 Farcroft Grove

Per Calendar Month

£900 Per Calendar

Available to let is well presented three bedroom townhouse situated on this sought after road close to all local amenities and within easy reach of Meadowhall Shopping centre and the transport interchange.

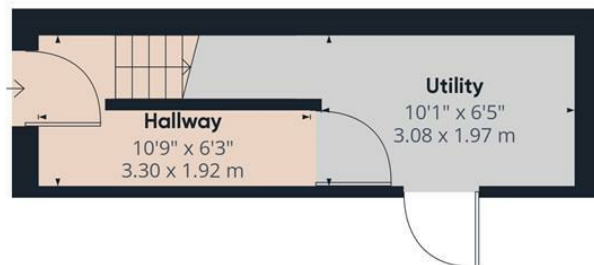
The property briefly comprises; Entrance hallway through to utility. Staircase to first floor; large open plan lounge/dining room and kitchen. Staircase to second floor; master double bedroom, double bedroom two with fitted wardrobes, single bedroom three and bathroom with three piece white suite and shower over. Parking to both front and rear elevation.

Please note; the garage is NOT included in the rental.

UNFURNISHED 6-12 MONTH TENANCY. Restrictions: No smokers. Energy Efficiency Rating E Council Tax Band A



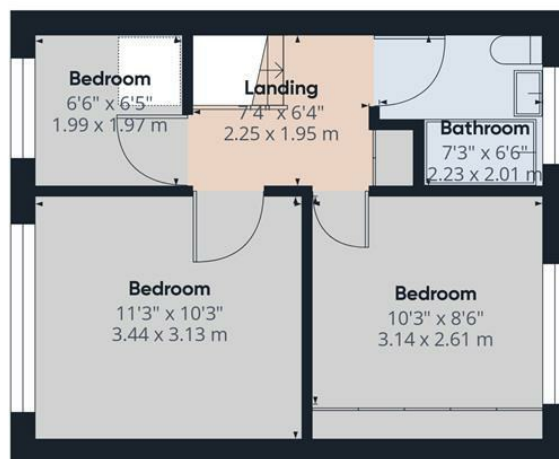




Ground Floor



Floor 1



Floor 2



Approximate total area^m

834.75 ft²

77.55 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.

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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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