

Lettings









59 Toftwood Road, Sheffield S10 1SJ £1,200 Per Calendar Month

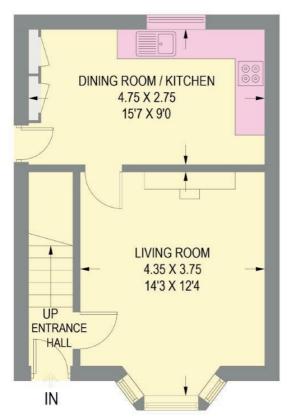
A superb, fully modernised and upgraded three bedroom semi detached family property which must be viewed internally to appreciate. Convenient for excellent shopping facilities of Crookes and schools and close to universities and hospitals. The property briefly comprises; entrance lobby, bay windowed sitting room with feature fire, superb dining kitchen, the kitchen area newly fitted out with base and wall units and built-in appliances, adjacent dining area. First Floor: two double bedrooms and third single bedroom. Modern bathroom with full suite and shower over bath. Outside: forecourt to the front. To the rear, southerly facing easily maintainable flagged garden area and open aspect. UNFURNISHED 6-12 MONTH TENANCY. Restrictions: No sharers, smokers, pets, or students. Energy Efficiency Rating D. Council Tax Band B

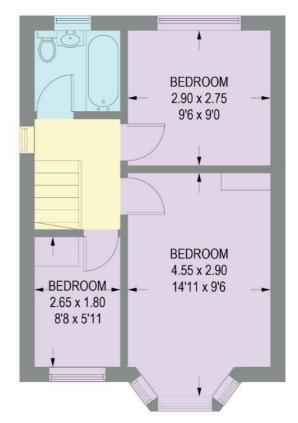


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59 TOFTWOOD ROAD

APPROXIMATE GROSS INTERNAL AREA = 67.9 SQ M / 731 SQ FT

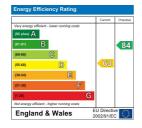


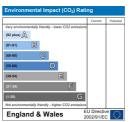


GROUND FLOOR = 34 SQ M / 366 SQ FT

FIRST FLOOR = 33.9 SQ M / 365 SQ FT

Illustration for identification purposes only, measurements are approximate, not to scale.





Banner Cross Hathersage Bakewell Matlock 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 E: hathersage@saxtonmee.co.uk E: bakewell@saxtonmee.co.uk E: matlock@saxtonmee.co.uk

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, are not to scale, the plans are not to scale, the plans are not to scale, 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.'