



Apt 2 31 Bluecoat Rise, Sheffield S11 9DW **£1,100 Per Calendar Month**

A beautifully presented and generously proportioned two double bedroom first-floor apartment, located within a highly sought-after development. Tucked away in a peaceful cul-de-sac, this delightful home offers the perfect balance of tranquility and convenience—just moments from the vibrant amenities of Ecclesall Road, with excellent access to Sheffield City Centre and the stunning Peak District.

The accommodation briefly comprises: a welcoming communal entrance with stairs to the first floor, leading to a private hallway with two useful storage cupboards and a secure intercom entry system. The spacious open-plan kitchen, dining, and living area provides a fantastic space for both relaxing and entertaining. There is a well-appointed master bedroom with an en-suite shower room, a second double bedroom, and a stylish main bathroom.

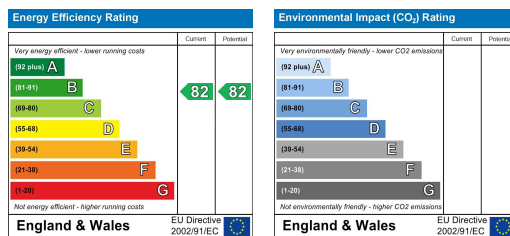
Externally, the property benefits from additional external storage, beautifully maintained communal gardens, and allocated parking.

Restrictions: No smokers. INITIAL 6 MONTH TENANCY. Energy Efficiency Rating B. Council Tax Band C



TOTAL: 64.6 sq.m. (695 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



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