



22 Cemetery Avenue, Sheffield S11 8NT



Lettings

# 22 Cemetery Avenue

Per Calendar Month

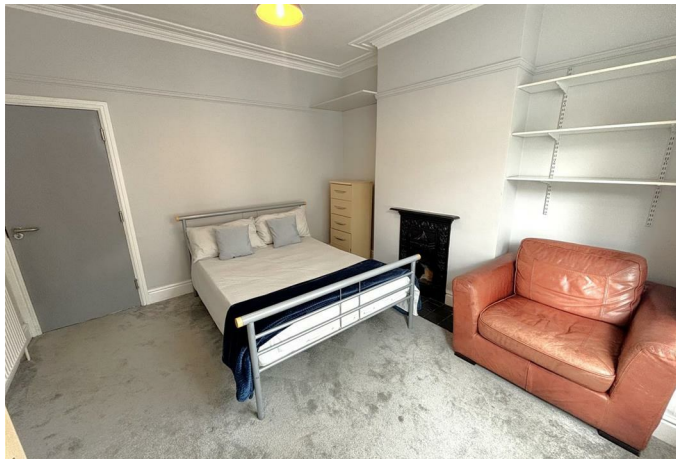
## £1,500 Per Calendar

Perfectly positioned in a highly sought after area just a stone's throw from the vibrant Ecclesall Road, this spacious five double bedroom mid terrace is available immediately for a six month tenancy.

The ground floor opens with a welcoming entrance hallway that leads into a bright bedroom at the front elevation and a generous open plan living room that flows seamlessly into the kitchen. On the first floor, you will find two well proportioned double bedrooms and a central bathroom, while the second floor houses two further double bedrooms and a second bathroom, providing ample space for all occupants. To the rear, the property features a courtyard style garden, offering a low-maintenance outdoor retreat in one of the city's most convenient locations.

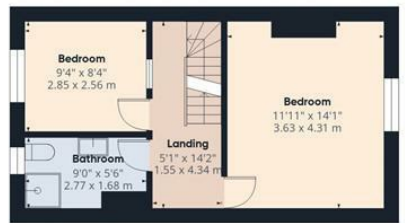
This property is offered unfurnished and is available on a 6 month tenancy. Please note that smoking is not permitted within the property. Energy Efficiency Rating D and we are waiting for the Council Tax Band B







Ground Floor



Floor 1



Floor 2



**Approximate total area<sup>(1)</sup>**  
 1075 ft<sup>2</sup>  
 99.9 m<sup>2</sup>

**Reduced headroom**  
 40 ft<sup>2</sup>  
 3.7 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
 ..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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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