



*The Lettings
Boutique*



15 The Nook, Sheffield, S10 1EJ

£105



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- Good location
- Washer/dryer
- Free on street parking

- Open plan kitchen/lounge
- TV included
- Fully furnished

The Lettings Boutique are pleased to offer this 5 bed, 2 bath property in the popular area of Crookesmoor close to local amenities including shops, cafes and pubs. Only a 10 minute walk to Sheffield University

The accommodation briefly comprises:

Open plan lounge/kitchen with fridge/freezer, integrated oven and hob, washer/dryer and microwave. The lounge area includes comfy sofas, coffee table and a TV.

There are 5 spacious double bedrooms furnished with wardrobes, desks, chest of drawers, beds and mattresses.

Main bathroom with bath, over bath shower, W/C & wash hand basin plus additional brand new shower room to be fitted over the summer of 2026.

Free on street parking, no permit required.

Now for the boring part or in case your parents ask then yes it does have a gas safety certificate, HMO licence, electric certificate and smoke detectors.



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