



SIMPLE LIFE



## East Hill Gardens, Sheffield, S2

£1,300 PCM

Welcome to Simple Life's East Hill Gardens.. East Hill Gardens is just 1 mile away from Sheffield city centre. Immediately adjacent to the site, you will find a tram stop which supplies regular transport in to the heart of the city. The A61, inner city ring road and main line train station all within 1 mile of the site.

Finished to a high standard, the four bedroom Clifton is the perfect family home.

On the ground floor, you will find an impressive large living room, finished with beautiful flooring. Continuing down the welcoming hallway you will find yourself in the kitchen/dining area, which benefits from having double patio doors leading into your private garden. The ground floor also has a WC and storage cupboard.

Heading upstairs, you will find two double bedrooms and two generously sized single bedrooms, plus a family bathroom, complete with bath and shower. The master bedroom also benefits from having an en-suite bathroom. A built-in storage cupboard can also be accessed off the landing.

The Royal Hallamshire Hospital is just a 2 mile drive away and The University of Sheffield and Sheffield Hallam University are both within easy commuting distance. Heritage and Norfolk Park are also within an easy walk from the site.

As well as sitting close to the city centre, there's plenty of shops and good local schools nearby.

Deposit £1500  
Council Tax B  
Unfurnished  
Available 12th November 2024







## Key Features

- Car Parking Space
- Integrated Appliances
- Carpets up the stairs and in the bedrooms
- Private Backgarden
- Security Alarm
- Modern kitchen worktops and units
- Blinds in the Bedroom

## Location

