



RE/MAX

PROPERTY HUB



58 West Street, Sheffield, S1 4EZ

£1,250 Per month

****FAR-REACHING VIEWS OVER THE CITY**** A lovely FURNISHED third floor apartment in the heart of Sheffield City Centre with local amenities and transport links on the doorstep. The property includes an OPEN PLAN living area and kitchen with a coffee machine, microwave, kitchen appliances, tv and leather sofas, two DOUBLE bedrooms with an EN-SUITE to the main and a bathroom making it ideal for students or sharers. AVAILABLE 14 JULY 2024, there is an optional car parking space for an additional charge if required and FAST SPEED BROADBAND included in the rent. Contact RE/MAX to arrange a viewing on this superb property!

Council Tax Band - C, EPC Rating - B

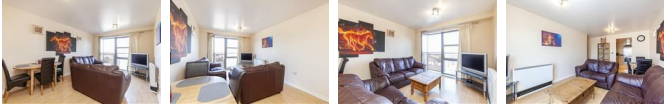
Entrance Hall

Having a front entrance door, laminate flooring and useful storage cupboard. Additional cupboard housing the hot water tank and an electric heater.

Open Plan Living

Comprising of an open plan lounge/dining room and kitchen:

Lounge/Dining Room 17'10" x 10'04" (5.44m x 3.15m)



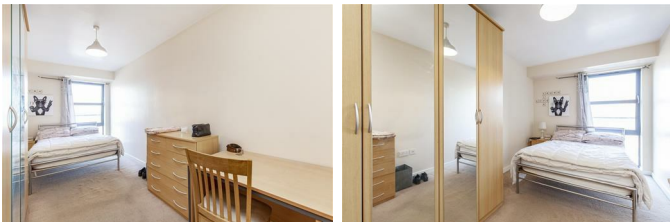
Having a Juliette balcony to the rear elevation with far reaching views over Sheffield, a security intercom entry phone, laminate flooring, flat screen TV and an electric heater.

Kitchen 7'10" x 7'10" (2.39m x 2.39m)



Well fitted with a range of modern units comprising of matching wall and base storage cupboards with complementary work surfaces above incorporating a stainless steel sink with single drainer and mixer tap. Integrated electric oven and hob with cooker hood above, fridge/freezer and washing machine. Laminate flooring and spotlights.

Bedroom One 18'02" x 7'09" (5.54m x 2.36m)



Having a window to the rear elevation with far reaching views over Sheffield and an electric heater.

En-Suite Shower Room



Well fitted with a modern white three piece suite comprising of a low level flush wc, wash hand basin in vanity unit and fully tiled shower cubicle. Complementary partially tiled walls and spotlights.

Bedroom Two 13'10" x 7'03" (4.22m x 2.21m)



Having a window to the rear elevation with far reaching views over Sheffield and an electric heater.

Bathroom



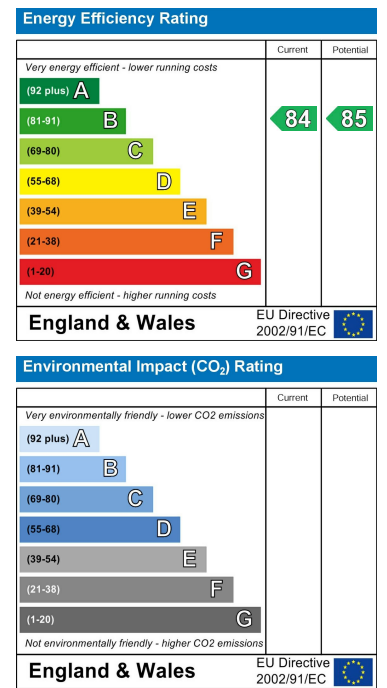
Well fitted with a modern white three piece suite comprising of a low level flush wc, wash hand basin in vanity unit and panelled bath with shower attachment and screen. Complementary partially tiled walls, vertical heated towel rail and spotlights.

Floor Plan

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.