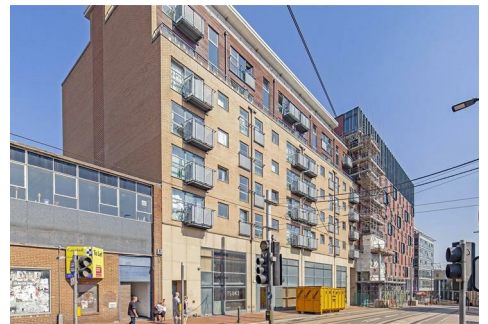




# RE/MAX

## PROPERTY HUB



**58 West Street, Sheffield, S1 4EZ**

**£1,250 Per month**

**\*\*FOURTH FLOOR FURNISHED APARTMENT\*\*** A beautiful apartment with superb, far reaching VIEWS over Sheffield. Situated in the heart of the City Centre, there are local amenities, transport links, bars and restaurants on the doorstep. There are two DOUBLE BEDROOMS, with an ENSUITE to the master, and a bathroom making it ideal for students or sharers. FREE HIGH SPEED WIFI is included, a flat screen TV and coffee machine! AVAILABLE 10 JULY 2024, a car parking space is negotiable for an additional charge. Contact RE/MAX to arrange a viewing!

Council Tax Band - C, EPC Rating - C



### Entrance Hall

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

### Open Plan Living

Comprising of an open plan lounge and kitchen.

### Lounge 17'10" x 10'04" (5.44m x 3.15m)



Having a Juliette balcony to the rear elevation with far reaching views over Sheffield. Security intercom entry system, laminate flooring 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 floor, and spotlights.

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



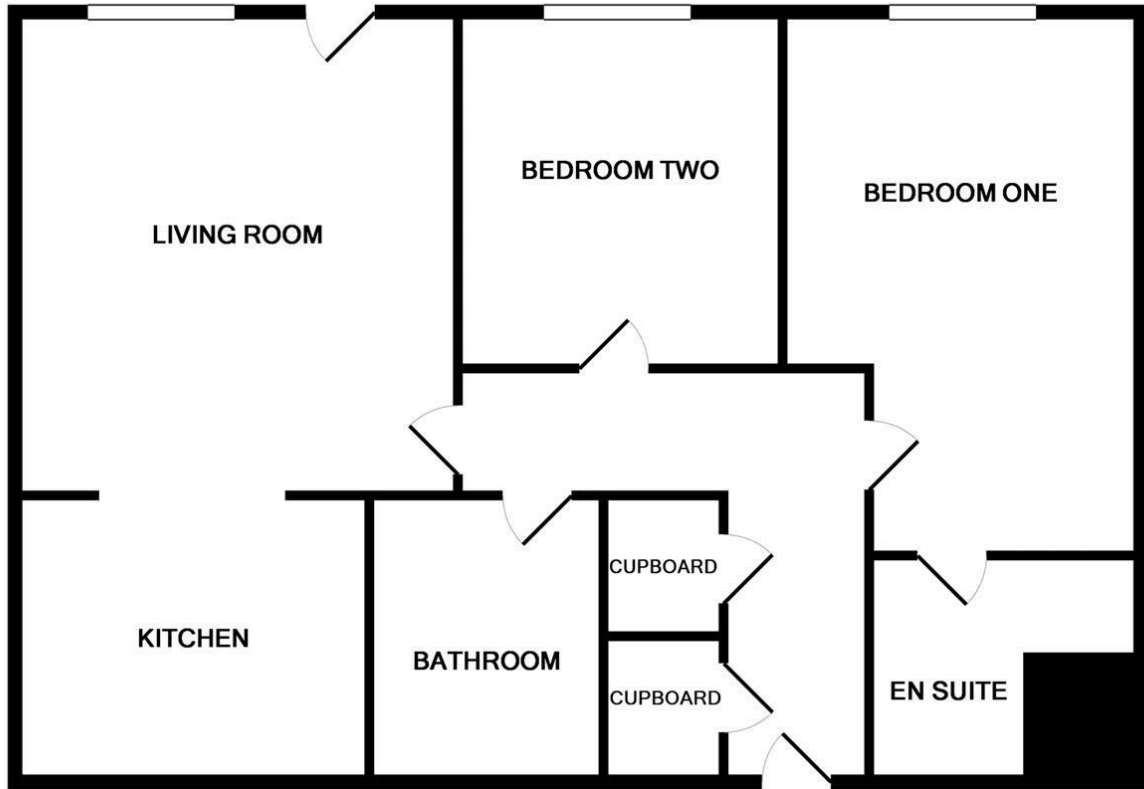
Having a window to the rear elevation with far reaching views over Sheffield and an electric heater.

### 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 and tiled floor, vertical heated towel rail and spotlights.

## Floor Plan

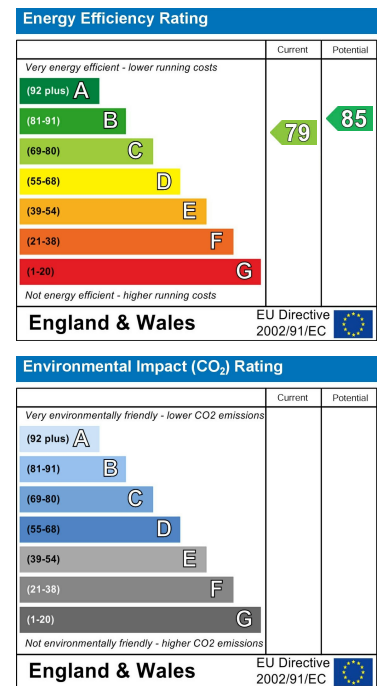


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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## 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.