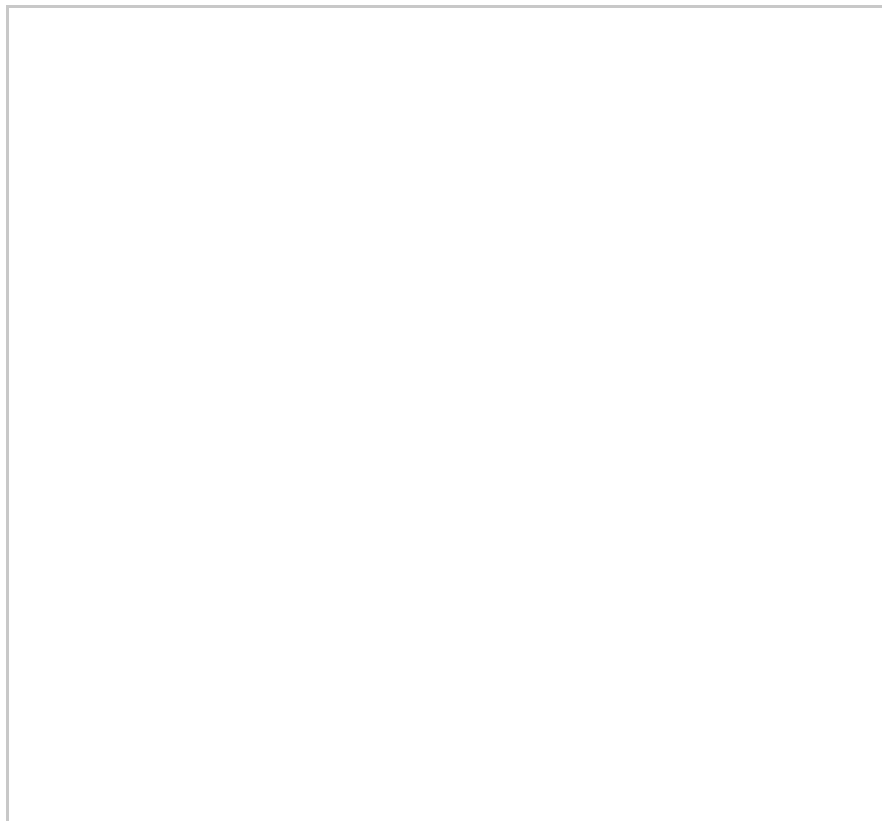




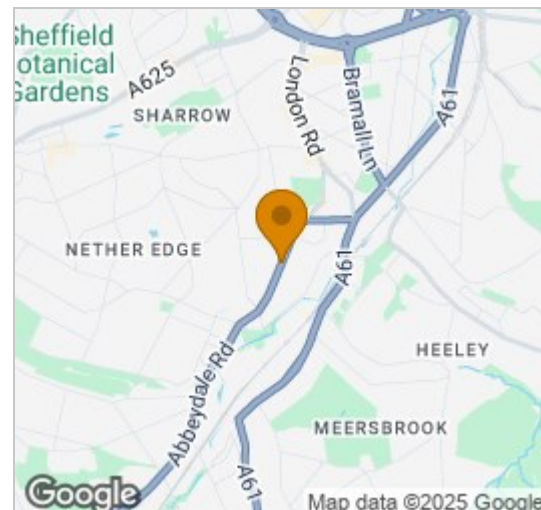
290A Abbeydale Road  
, Sheffield, S7 1FL  
£1,200 Per month



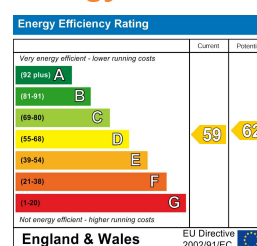
## Floor Plan



## Area Map



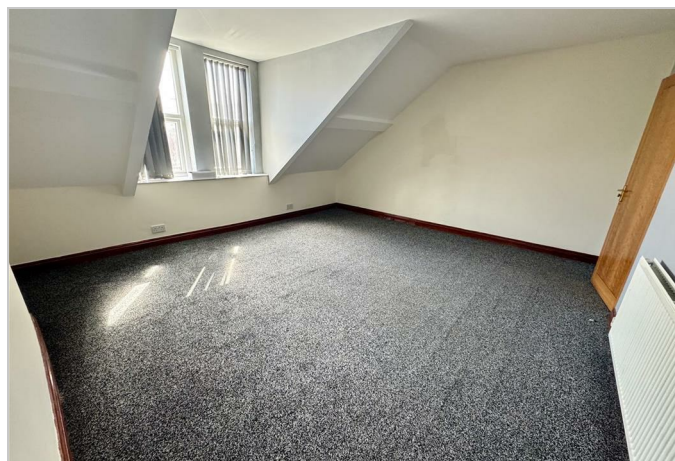
## Energy Efficiency Graph



## Viewing

Please contact our JC Sales and Lettings Office on 0114 4830038 if you wish to arrange a viewing appointment for this property or require further information.

- Available for immediate occupation
- Much larger than average four bedroom apartment
- Accommodation over two floors
- Well presented
- Excellent, highly sought after location
- Close to an abundance of local amenities
- Ideal for a couple or family
- Modern kitchen and bathroom
- Early viewing highly recommended to avoid disappointment
- EPC Grade D



MUCH LARGER THAN AVERAGE, four bedroom and two bathroom, DUPLEX apartment situated in the HIGHLY SOUGHT AFTER location of ABBEYDALE ROAD, which is AVAILABLE FOR IMMEDIATE OCCUPATION. Occupying an enviable position close to an abundance of local amenities and public transport links. In brief the accommodation comprises: modern kitchen, living room, two bedrooms and a shower room / WC to the first floor, with two large bedrooms and a bathroom / WC to the second floor. An early viewing is highly recommended to avoid disappointment! EPC Grade D.



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.

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