

162 Cross Lane, Crookes, Sheffield, S10 1WP
£850 PCM
Council Tax Band: A



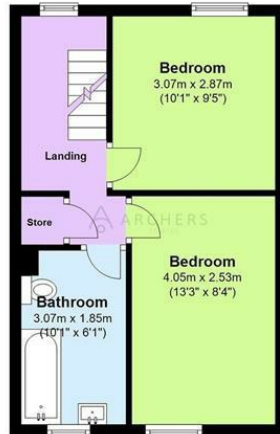
A spacious 3 bedroom period terrace with space over the passage located in this popular and most convenient area with excellent access to local facilities and the city centre. It has gas central heating, UPVC double glazing and briefly comprises: Lounge with feature fireplace, Modern Dining Kitchen with a range of units and appliances, Cellar Store. 1st Floor - Bedroom No. 1, Bedroom No. 2, Modern Bathroom with a white suite. Attic Bedroom No. 3 with views across the city, Lawned Rear Garden. PART FURNISHED - AVAILABLE MID JULY. Holding Fee £196.15. Full Deposit £980.76. Council Tax Band A

41 Sandygate Road, Sheffield, South Yorkshire, S10 5NG
 01142 683833
 info@archerstates.co.uk
 www.archerstates.co.uk

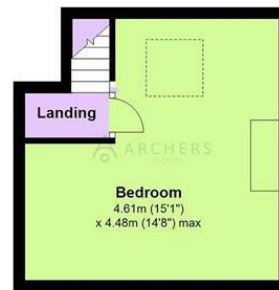
Ground Floor
 Approx. 27.1 sq. metres (291.4 sq. feet)



First Floor
 Approx. 32.3 sq. metres (347.6 sq. feet)



Attic
 Approx. 19.7 sq. metres (212.4 sq. feet)



Total area: approx. 79.1 sq. metres (851.4 sq. feet)

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.
 Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	47	47
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	