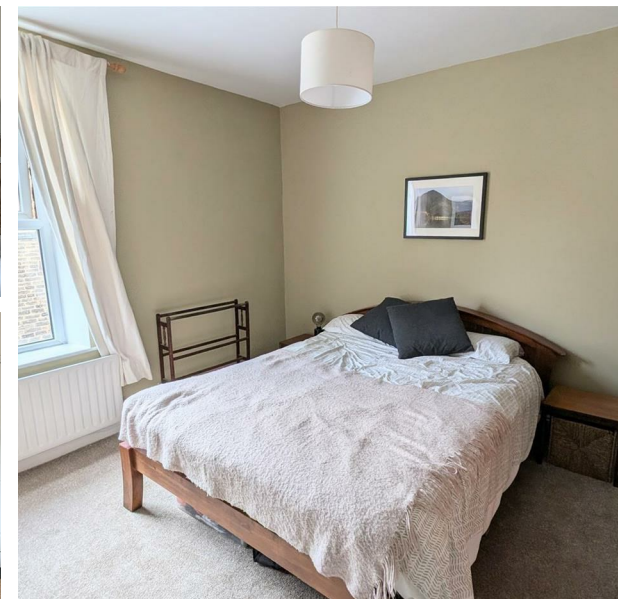


122 Walkley Street, Walkley, Sheffield, S6 2WT
£1,250 PCM
Council Tax Band: A

ARCHERS
ESTATES



A spacious, stylish three bedroom mid terraced home which is located close to a wealth of shops and amenities in South Road. Perfect for professionals, the property enjoys contemporary décor throughout and benefits from regular transport links nearby giving easy access to the Universities, Hospitals and City Centre. Highlights include a modern style dining kitchen with cellar access, spacious bedrooms, a good sized attic bedroom, modern bathroom and a pleasant and private patio garden to the rear. In brief, the property comprises; Lounge with log burner, inner hall and dining kitchen. To the first floor there is a landing area, two spacious bedrooms and a bathroom. To the second floor is an attic bedroom with far reaching views. Outside, there is a patio garden to the rear. Available from early August on a furnished basis. Council tax band A, the holding fee is £288.40, the full deposit due is £1442. Contact Archers to book your viewing!

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



Total area: approx. 95.5 sq. metres (1027.8 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.

122 Walkley Street, Sheffield

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	