

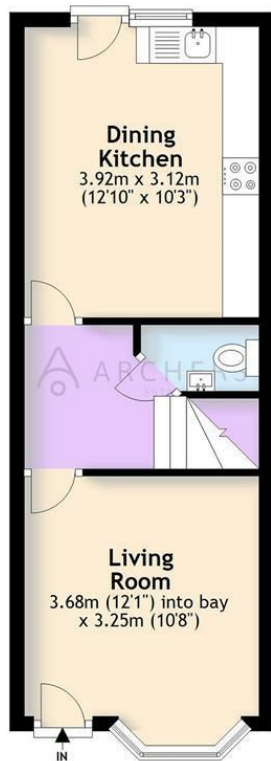
22 Fulton Road, Walkley, Sheffield, S6 3JN
£1,350 Per Month
Council Tax Band: B



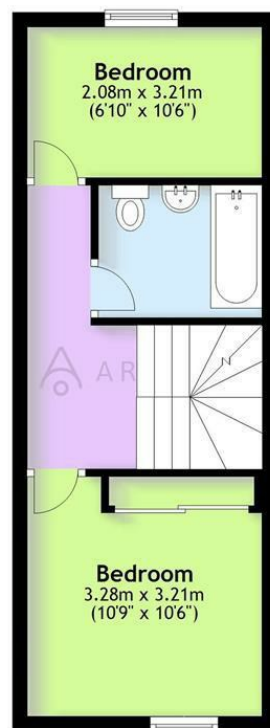
A modern and spacious four bedroom mid townhouse which is located on this quiet road in Walkley! Perfect for professional couples or families, the property has accommodation over three floors and enjoys bright and larger than average rooms throughout. Situated close to a wealth of shops, cafes and amenities in South road, there are also regular bus routes giving easy access to the universities, hospitals and the city centre. With double glazing and gas central heating, the property in brief comprises; Lounge, inner hallway, downstairs w.c. and dining kitchen with immediate access to the rear garden. To the first floor there is a spacious landing area, a double and single sized bedroom and a bathroom. To the second floor there is a further landing area and two double sized bedrooms. Outside, there is a small frontage area and a shared passage gives access to the rear garden where there is a patio area and a long lawned garden. Available late July on a furnished basis. Holding fee is £311.00, the full deposit due is £1557.00. Council tax band B. Pets will be considered. Sharers are not allowed.

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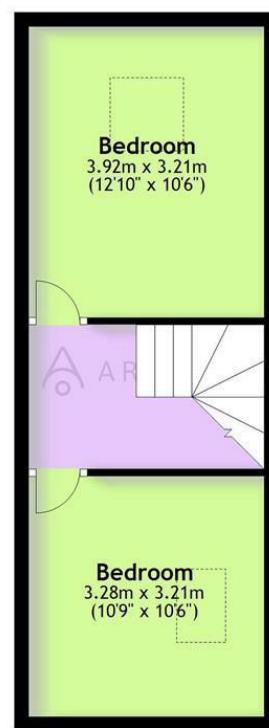
Ground Floor
 Approx. 30.4 sq. metres (327.5 sq. feet)



First Floor
 Approx. 30.3 sq. metres (326.2 sq. feet)



Second Floor
 Approx. 30.2 sq. metres (325.5 sq. feet)



Total area: approx. 91.0 sq. metres (979.1 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		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	