

2 Sale Hill Close, Sale Hill, Broomhill, Sheffield, S10 5BX
£950 PCM
Council Tax Band: B



GOOD ROOM SIZES AND EXCELLENT LOCATION - A freshly decorated, bright and spacious 2 double bedroom ground floor apartment which is located on a popular road in the heart of Broomhill. Ideal for professionals, the property enjoys larger than average rooms, has double glazing, gas central heating and is ideally situated for swift access to Broomhill, the hospitals and universities. In brief, the property comprises; Secure communal Lobby Area, Entrance Hallway, Good Sized Lounge - 17'9" x 11'8" with a wide picture window, Modern Kitchen - 10'11" x 7'11" with fitted units and an integrated cooker, Bedroom 1 - 12'2" x 11'7", Bedroom 2 - 11'8" x 8'5" and a Modern Bathroom. Off Road parking to the rear. Contact Archers Estates to book your viewing today! Restrictive covenants may apply, please enquire for further details. Holding fee is £219.00, full deposit is £1096.00. Council tax band B. No pets allowed. Available Now - Unfurnished



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Total area: approx. 63.1 sq. metres (679.6 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.

2 Sale Hill Close, Sheffield

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 67 | 76 |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |