

8 Pickmere Road, Crookes, Sheffield, S10 1GY  
£1,100 Per Month  
Council Tax Band:

 **ARCHERS**  
ESTATES



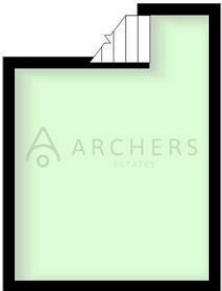
A stunning three bedroom end terraced home which is located in the heart of Crookes! Perfect for professionals or families, the property has recently undergone a full scheme of modernisation including new kitchen and bathroom fittings and new decor such as flooring and repainting. Located within close proximity to a wealth of shops, cafes and amenities, the property is well served by regular bus routes giving easy access to the universities, hospitals and the city centre. With double glazing and gas central heating throughout, the property in brief comprises; lounge, inner hall and dining kitchen with white goods and access to the cellar. To the first floor there is a landing area, two bedrooms and a bathroom. A further staircase rises to the second floor where there is an attic bedroom. Outside, a shared passage leads to the rear yard which is a low maintenance garden space. A viewing is highly recommended to appreciate the accommodation on offer, contact Archers Estates to book your visit today! Holding fee is £253.00, the full deposit due is £1269.00. Council tax band A, AVAILABLE IMMEDIATELY ON AN UNFURNISHED BASIS



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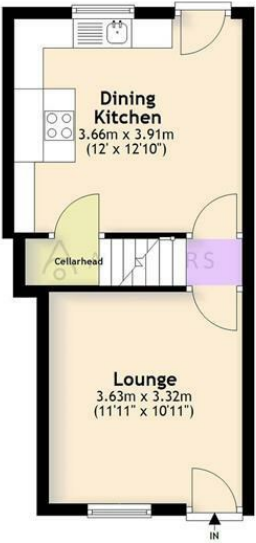
Cellar

Approx. 13.0 sq. metres (139.7 sq. feet)



Ground Floor

Approx. 30.1 sq. metres (323.8 sq. feet)



First Floor

Approx. 30.1 sq. metres (323.6 sq. feet)



Second Floor

Approx. 17.1 sq. metres (183.5 sq. feet)



Total area: approx. 90.2 sq. metres (970.6 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.

| Energy Efficiency Rating                    |         |                         |
|---|---------|-------------------------|
|   | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         | 82                      |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         |                         |
| (55-68) D                                   | 63      |                         |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |