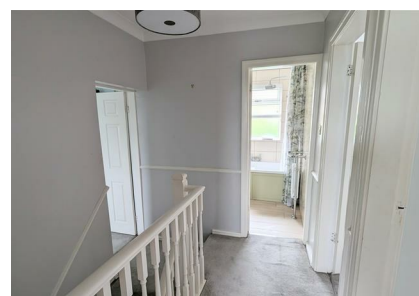


3 St. Anthony Road, Crookes, Sheffield, S10 1SF  
£1,500 Per Month  
Council Tax Band: C

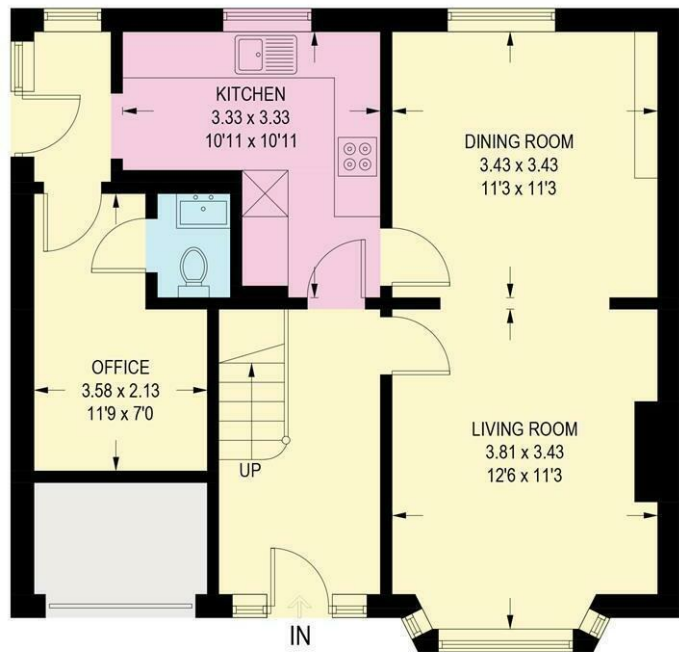
ARCHERS  
ESTATES



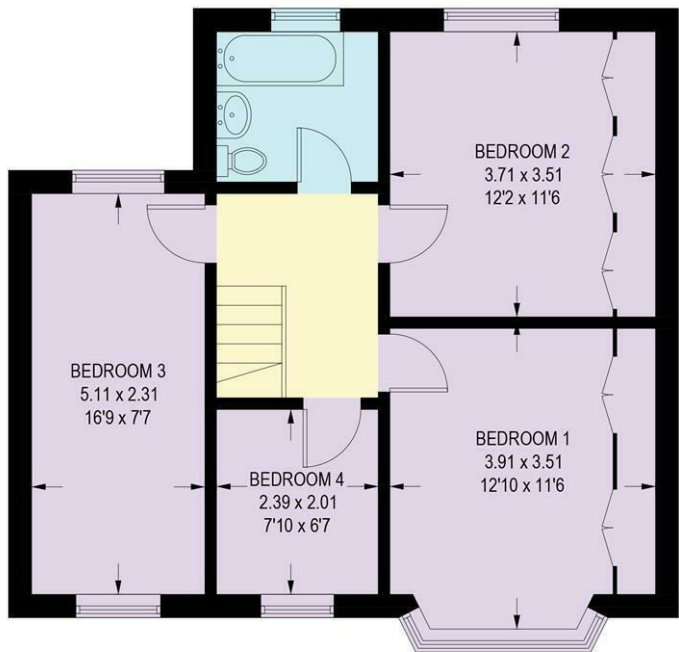
A modern and stylish four bedroom extended semi-detached home which is located in Crookes and enjoys stunning views towards the Peak District! Ideal for professional families, the property has been upgraded throughout to include high spec kitchen and bathroom fittings, additional office and utility rooms to the ground floor and a contemporary low maintenance landscaped garden to the rear to name a few highlights! Situated close to a wealth of shops, cafes and amenities, the property is also near to Bolehills park and is well served by regular bus routes giving easy access to the Universities, Hospitals, City Centre and the Peak District. With double glazing and gas central heating throughout, the property in brief comprises; Entrance hallway, bay fronted lounge, dining room, kitchen with some integrated appliances, utility room, office and downstairs wc. To the first floor there is a landing area, three double bedrooms (one enjoying a dual aspect layout), a single sized bedroom and a modern bathroom. Outside, there is off road parking for two cars to the front and a gated path to the side leads to the rear garden, which has a hardstanding area and steps rising to a landscaped area with artificial turf and a raised decking area, all surrounded by well stocked plants/shrubs and making an ideal space for entertaining. A viewing is highly recommended to appreciate the accommodation on offer, contact Archers Estates to book your viewing today! Available early October on an unfurnished basis. Holding fee is £346.00, the full deposit due is £1730.00. Council tax band C.

### 3 ST ANTHONY ROAD

APPROXIMATE GROSS INTERNAL AREA = 115.3 SQ M / 1241 SQ FT



**GROUND FLOOR**  
60.3 SQ M / 649 SQ FT



**FIRST FLOOR**  
55.0 SQ M / 592 SQ FT

Illustration for identification purposes only, measurements are approximate, not to scale.



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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		<b>71</b>
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC