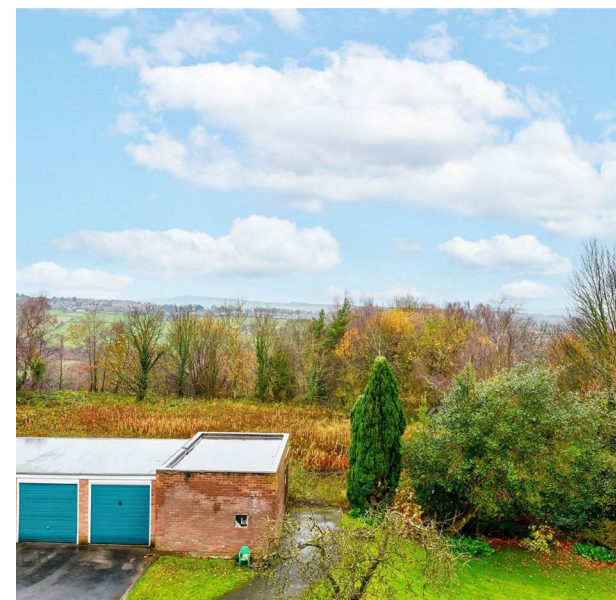


Flat 3, 16 Moorbank Road, Sandygate, Sheffield, S10 5TR  
£950 Per Month  
Council Tax Band: B

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A stylish and larger than average two double bedroom first floor apartment which has recently been fully renovated throughout and enjoys spectacular views to the rear! Perfect for professionals, the property is situated on a popular road within this highly sought-after suburb on the fringes of open countryside. Located close to shops, cafes and amenities in Crosspool including regular bus routes giving easy access to the Universities, Hospitals and City Centre. Fully modernised throughout including a new heating system, full rewire, kitchen and shower room fittings to name a few highlights, the property in brief comprises; Communal lobby area with small staircase rising to the first floor, entrance hallway with storage cupboard, bright and spacious living room with excellent views, kitchen with fitted units, two spacious bedrooms, a shower room and a separate wc. Outside, there is an allocated garage to the rear perfect for storage and there are communal grounds surrounding. Available immediately on an unfurnished basis. A viewing is highly recommended to appreciate the accommodation on offer, contact Archers Estates to book your visit! Council tax band B. Holding fee is £219.00, the full deposit due is £1096.00



41 Sandygate Road, Sheffield, South Yorkshire, S10 5NG  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	59	79
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		