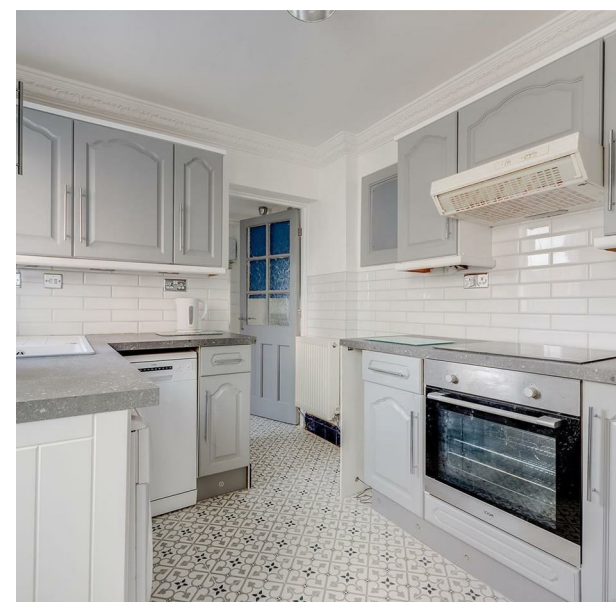
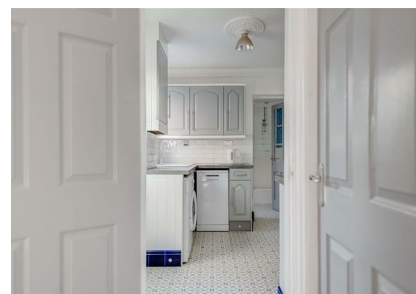
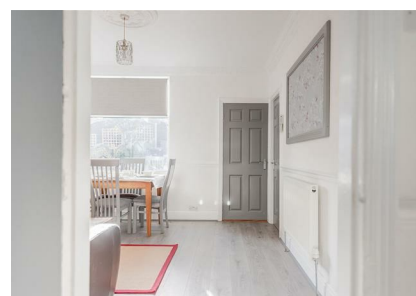


71b Dorothy Road, Hillsborough, Sheffield, South Yorkshire, S6 4FQ
£835 PCM
Council Tax Band: A

 **ARCHERS**
ESTATES



A stunning, one bedroom ground floor flat which has recently been renovated including new kitchen fittings, decor, furnishings and also built in 4K televisions! Perfect for professionals, the property is perfectly situated in the heart of Hillsborough, enjoying easy access to the shops, cafes, amenities and Hillsborough Park. The property also benefits from easy access to the Universities, Hospitals and City Centre thanks to regular bus routes and the Supertram network close by. The flat is set in a fine period building with its own private courtyard garden and has upvc double glazed windows and gas central heating. In brief, the property comprises: Spacious lounge/dining room with access to the cellar for additional storage (12'6" x 11'4"), newly converted kitchen with appliances (9'6" x 6'11"), double bedroom (10'5" x 14'1" max) with fitted furniture and a bathroom with a four piece suite. Outside, there is a patio garden to the rear perfect for outside entertaining. FURNISHED - AVAILABLE EARLY NOVEMBER. Council tax band A. Holding fee is £192.00, the full deposit due is £963.00. A viewing is highly recommended, please contact Archers to book your viewing today!



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

Ground Floor
Approx. 43.4 sq. metres (467.2 sq. feet)



Total area: approx. 43.4 sq. metres (467.2 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.

71B DOROTHY ROAD, SHEFFIELD

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		63
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		