

39 Fulton Road, Walkley, Sheffield, S6 3JL  
£1,000 Per Month  
Council Tax Band: A

 ARCHERS  
ESTATES

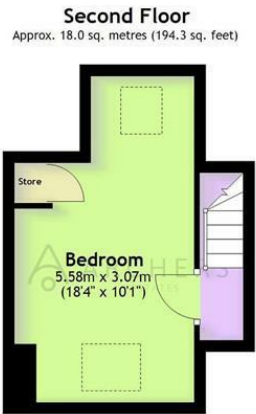
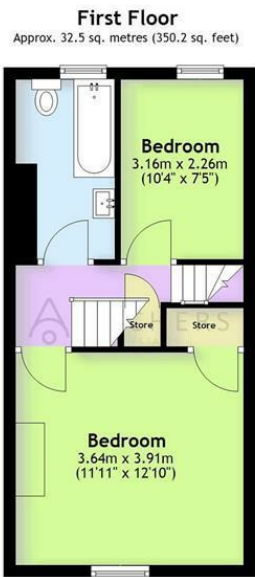
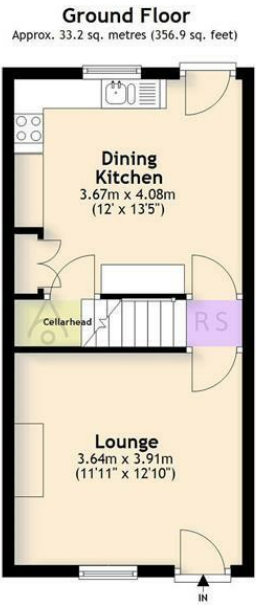




A bright, spacious and recently modernised three bedroom mid terraced home which is situated in the heart of Walkley. Ideal for professionals or families, the property has recently had a new kitchen and bathroom installed, has been redecorated throughout and enjoys a larger than average garden to the rear with views towards the City Centre. Located within close proximity to South Road, with its wealth of shops, cafes and amenities, the property is also well served by regular bus routes giving easy access to the universities and hospitals. With double glazing and gas central heating throughout, the property in brief comprises; lounge, inner hall and dining kitchen with white goods included and access to the cellar. To the first floor there is a landing area, two spacious bedrooms and a modern bathroom. To the second floor there is a spacious attic bedroom with velux windows enjoying far reaching views! Outside, a shared passage leads to the rear where there is a long garden with patios, borders and fencing. A viewing is highly recommended to appreciate the accommodation on offer. Available Immediately on an Unfurnished basis. Holding fee is £230.00, the full deposit due is £1153.00. Council tax band A.



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Total area: approx. 98.9 sq. metres (1064.3 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) <b>A</b>			<b>80</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>67</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	