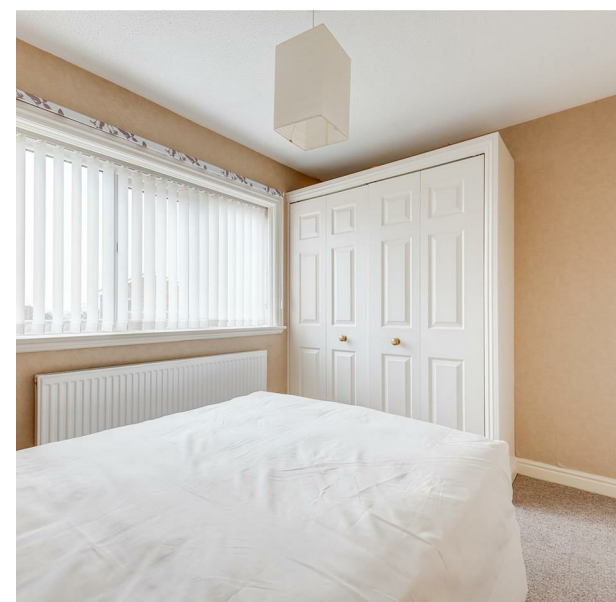


10 Westminster Close, Lodge Moor, Sheffield, S10 4FR  
£850 PCM  
Council Tax Band: B

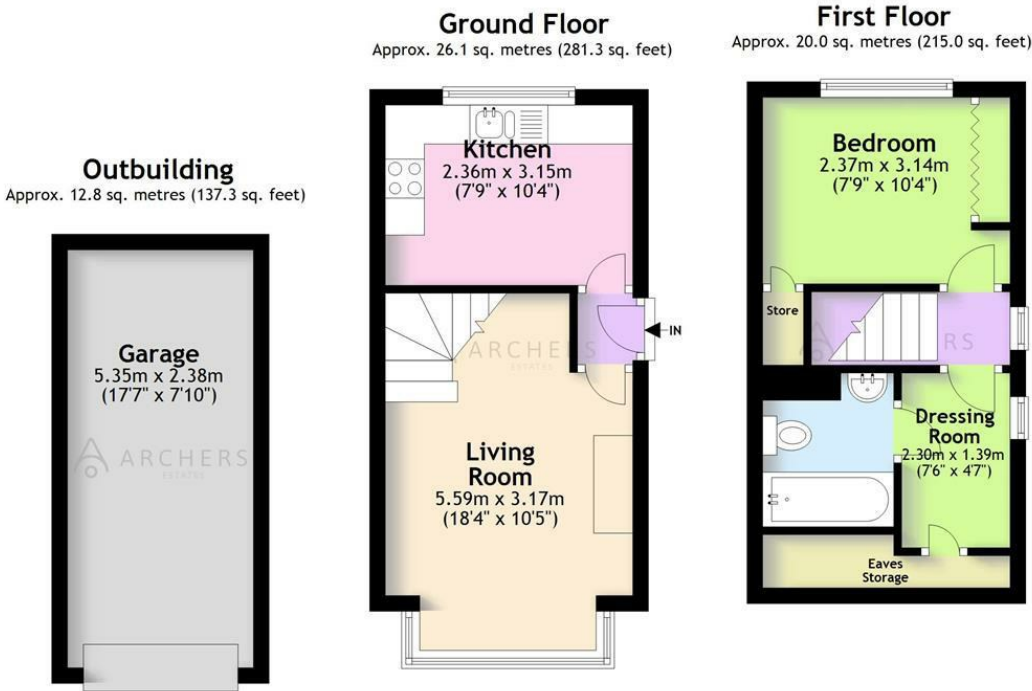
ARCHERS  
ESTATES



A smart and well presented one bedroom end townhouse with a modern styled kitchen and detached garage! Ideal for a professional couple or single person, the property offers spacious living in the popular suburb of Lodge Moor and is located on a quiet cul-de-sac. There are shops and amenities nearby along with regular bus routes giving easy access to the Universities, Hospitals and open countryside. With double glazing and gas central heating throughout, the property in brief comprises; Side entrance hallway, bay fronted lounge and a dining kitchen with modern fitted units and appliances. To the first floor there is a landing area, double sized bedroom, additional dressing room and a bathroom. Outside there is off road parking leading to a detached garage with power and lights, and a private rear garden with wooden shed. AVAILABLE EARLY MARCH on an UNFURNISHED BASIS. Council tax band B. The holding fee is £196.00, the full deposit due is £980.00. Contact Archers Estates to book your viewing today!



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Total area: approx. 58.9 sq. metres (633.6 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.

10 Westminster Close, Sheffield

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>89</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