

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Toyne Street

Crookes, Sheffield, S10 1HJ

£1,350 Per Calendar Month

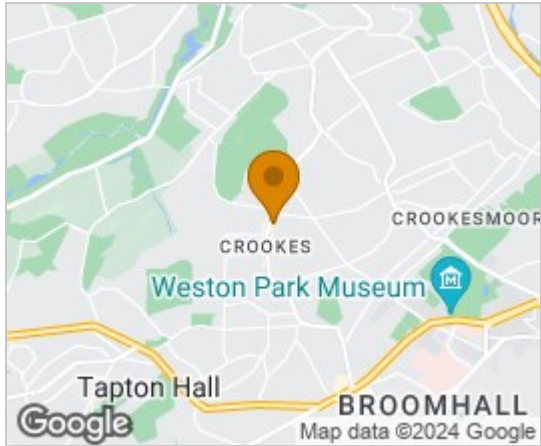


\*\*\*SHARERS/STUDENTS ONLY\*\*\* Hunters Crookes are delighted to market this fantastic four double bedroom duplex first floor flat which has undergone refurbishment and is fully furnished to a high standard. This property is suitable for three or four sharers.

Situated in this very popular area of Crookes above the very popular Dana Cafe, also good local amenities, pubs, eateries and public transport links. Close to Sheffield University and central hospitals. The accommodation has gas fired central heating and double glazing and comprises:- Side entrance door from Toyne Street having stairs to the outside terrace. Entrance door to Lounge, separate modern kitchen, utility area off housing washing machine and boiler. two double bedrooms. Second floor, two further double bedrooms and luxury fully tiled shower room.



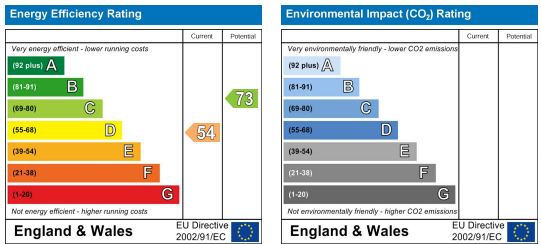
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.