



## Ladies Spring Grove, Sheffield

- SECOND FLOOR
- SHOWER OVER BATH
- PERFECT LOCATION
- VIEWS FRONT AND REAR
- COUNCIL TAX BAND B
- TWO DOUBLE BEDROOMS
- BALCONY
- AMPLE PARKING
- EPC RATING E

**£900 Per Calendar Month**

Tenure:

**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

# Ladies Spring Grove, Sheffield

## DESCRIPTION

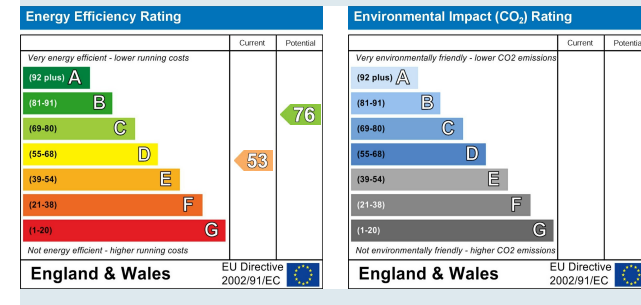
Hunters are delighted to offer this very spacious two bedroom furnished second floor apartment in this highly regarded location close to excellent local amenities including sports centre, restaurants, Peak District and the new Dore Railway Station with fast rail links to Manchester, Liverpool and Sheffield. The accommodation is beautifully presented throughout with attractive views to the front and rear of the property and has gas central heating and double glazing and comprises:- Secure communal entrance, stairs to the second floor, Entrance hall, Lounge with views to the front, Kitchen with a range of wall and base units and appliances, including a washer dryer and fridge. Master bedroom with fitted wardrobes, Second double bedroom. Bathroom with a modern white suite. There is ample parking and an early viewing is highly recommended.

Minimum 12 month tenancy.



## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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

### Viewing

Please contact our Hunters Sheffield - Crookes Lettings Office on 0114 2666626 if you wish to arrange a viewing appointment for this property or require further information.

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