



Birkendale Road, Sheffield, , S6 3NL

UPVC DOUBLE GLAZED WINDOWS | GAS FIRE WITH SURROUNDINGS | BUILT IN KITCHEN | BREAKFAST BAR

BUILT IN STORAGE | BALCONY | GROUND FLOOR | EPC RATING: E

£450.00 | Per Calendar Month

Plus fees, please visit - www.hunters.com/tenantfees/sheffield-crookes.pdf for more info

HUNTERS®
HERE TO GET *you* THERE

Birkendale Road, Sheffield, , S6 3NL

Hunters are delighted to present this 1 bedroom, ground floor flat located in the Upperthorpe area of Sheffield on a furnished or unfurnished basis. Benefiting from UPVC double glazed windows throughout the property, communal entrance, a separate fitted kitchen with built in storage, lounge with entrance to balcony and a bath with overseeing shower. 1.0 miles to the Sheffield University, tram stop within walking distance & to a local supermarket within 0.3 miles.

ON THE GROUND FLOOR

ENTRANCE HALL

Entering the flat is a useful airing cupboard used for storage. There is a wall mounted intercom, doors lead to the bathroom, bedroom and living area.

LIVING ROOM

4.47m (14' 8") x 3.20m (10' 6")

In the living area is a wall mounted gas fire with wood surround. A UPVC double glazed door leads to the front facing balcony.



KITCHEN

2.49m (8' 2") x 2.39m (7' 10")

The kitchen comprises a stainless steel sink unit installed with a mixer tap, fitted into an L shaped worktop with cupboards and drawers below together with space for plumbing and drainage for an automatic washing machine. Arrange of built in storage space with a breakfast bar.



BEDROOM

4.32m (14' 2") x 3.18m (10' 5")

A front facing double bedroom having fitted wardrobe with both matching dresser and drawers. A wall mounted electric heater.



BATHROOM/W.C.

The bathroom comprises a bath with an electric shower over, vanity wash hand basin with storage cupboards below and a low flush w.c. The walls are part ceramic tiled.



GENERAL REMARKS

RATING ASSESSMENT

We are verbally advised by the Local Authority that the property is assessed for Council Tax purposes to Band A.

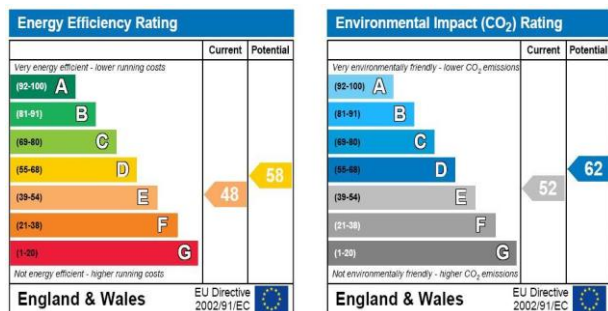
CENTRAL HEATING AND DOUBLE GLAZING

The property has the benefit of gas fired central heating with radiators throughout and the windows throughout are sealed unit double glazed replacement units.

TENURE

The property is available on an unfurnished basis initially for 6 to 12 months.

ENERGY PERFORMANCE RATING



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

OPENING HOURS

Monday - Friday: 09:00 - 17:30

Saturday: 09:00 - 13.00

FREE MARKET APPRAISAL

If you are thinking of selling or letting your home, Hunters would be pleased to provide free, no obligation sales, letting and marketing advice. Even if your home is outside our area, we can arrange a Market Appraisal through our national network of branches.

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DISCLAIMER

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.