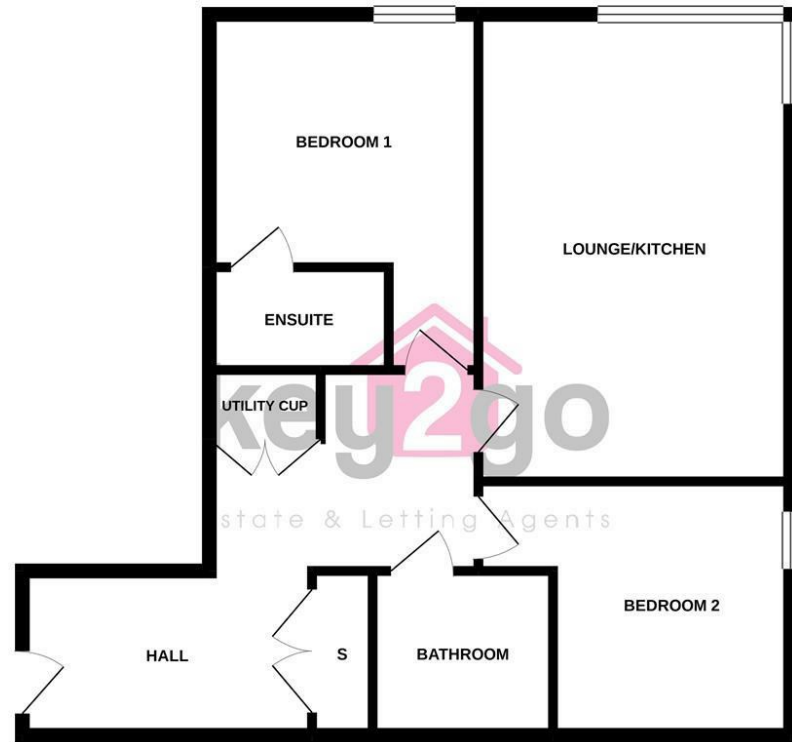


Floorplan

GROUND FLOOR
720 sq.ft. (66.9 sq.m.) approx.



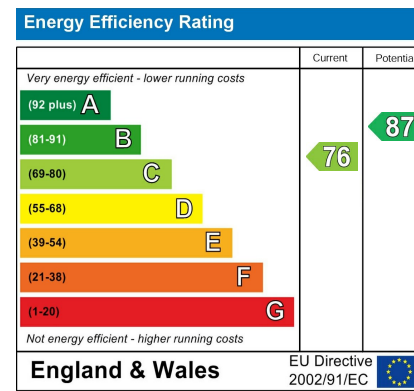
TOTAL FLOOR AREA: 720 sq.ft. (66.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the foregoing contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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 is given as to their operability or efficiency can be given.
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Area Map



Energy Efficiency Graph



79 St. Marys Road
Sheffield, S2 4AH

£900 PCM



Viewing

Please contact our Lettings Team Office on 0114 2478819 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



79 St. Marys Road

Sheffield, S2 4AH

£900 PCM



PERFECT EXAMPLE OF CITY LIVING! A unique opportunity to rent this modern two double bed roomed second floor apartment offering en-suite bathroom, open plan lounge/kitchen and a stylish kitchen. Also having allocated underground parking. The property is well positioned for great local amenities, good transport links close by and walk ways to Sheffield Universities and amenities!

SUMMARY

PERFECT EXAMPLE OF CITY LIVING! A unique opportunity to rent this modern two double bed roomed second floor apartment offering en-suite bathroom, open plan lounge/kitchen and a stylish kitchen. Also having allocated underground parking. The property is well positioned for great local amenities, good transport links close by and walk ways to Sheffield Universities and amenities!

HALLWAY

Enter into welcoming and spacious hallway with neutral decor and laminate flooring. Spot lighting, electric heater, large storage cupboard and utility cupboard housing washing machine and hot water tank. Doors to two bedrooms, bathroom and living area.

LOUNGE/KITCHEN 18'8" x 13'1"

An open plan living/kitchen space fitted with high gloss wall and base units, wood effect worktops and tiled splash backs. One and a half stainless steel sink with drainer and mixer tap. Oven, hob and extractor fan. Integrated fridge/freezer and space for microwave. Open to living area with neutral painted walls and laminate flooring. Ceiling light, spot lighting, electric heater and Sky TV point. Corner floor to ceiling windows with city view and creating ample natural light.

BEDROOM 1 10'10" x 14'2"

A generous sized double bedroom with painted walls and carpet flooring. Ceiling light, electric heater and TV point. Floor to ceiling windows and door to en-suite.

EN-SUITE 7'3" x 4'6"

Comprising of double shower cubicle with sliding screen, floating wash basin and back to the wall WC. Ceiling light, chrome ladder style radiator and fully tiled walls and flooring.

BEDROOM 2 10'2" x 12'6"

A second double bedroom with painted walls and carpet flooring. Ceiling light, electric heater and side window.

BATHROOM 7'3" x 4'11"

A modern bathroom comprising of bath with mixer shower tap, floating wash basin and back to the wall WC. Ceiling light, chrome ladder style radiator and fully tiled walls and flooring.

OUTSIDE

The property has an underground allocated parking space.

