

TOTAL FLOOR AREA: 919 s.q.t. (65.4 s.g.m.) approx.

Whist every attempt has been made to ensure the accuracy of the floopfain contained here, measurements of doors, windows, rooms and any other thems are approximate and no responsibility is taken for any error, mission or mis-statement. This pain is for third they purpose 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 the mission of the services. So the services are so that the services of the services

### Area Map



## **Energy Efficiency Graph**

		Current	Potenti
Very energy efficient - lower running costs			
(92 plus) A			_
(81-91) B			87
(69-80)		67	
(55-68)		0.0	
(39-54)			
(21-38)			
(1-20)	G		
Not energy efficient - higher running costs			

#### 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 firms employment has the authority to make or give any representation or warranty in respect of the property.





8 Shortbrook Walk Westfield, Sheffield, S20 8LD

£850 PCM













# 8 Shortbrook Walk Westfield, Sheffield, S20 8LD

#### f850 PCM







Ready to move into! A spacious three bedroom property with downstairs WC. Enclosed rear garden. Very popular area within walking distance of the bus and tram.









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