

# HUNTERS®

HERE TO GET *you* THERE



## Hunter House Road

S11 8TU

£433 Per Calendar Month



\*AVAILABLE SEPTEMBER 2024!\* 4 BEDROOM HOUSE WITH ENCLOSED REAR PATIO, HUNTERS BAR

Located just off Hunters Bar, this property is enviably positioned just minutes from the array of shops, bars and restaurants of Ecclesall Road, plenty of on-street parking and great public transport links to and from the City Centre.

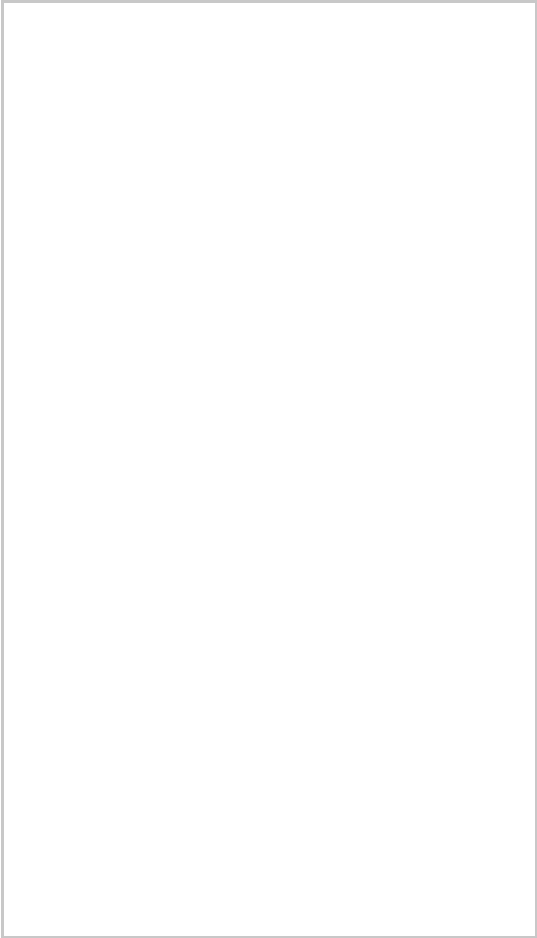
Suitable for 3 sharers, this property is offered on a fully-furnished basis and briefly comprises; bay windowed living room with sofa, armchair and feature fireplace, dining room with four-place dining table and cellar access for storage, adjoining off-shot kitchen with gas hob, electric oven, two fridge-freezers, washing machine and plenty of cupboard space, in-turn overlooking the enclosed rear yard/patio area. To the first floor is the front-facing master bedroom with under-stair storage, rear-facing double bedroom with in-built wardrobe and vanity niche and bathroom with shower over bath. Two further bedrooms in the attic, one front-facing double with a dormer window and a smaller rear-facing bedroom/office with double velux windows allowing for plenty of natural light to flood in. All bedrooms furnished with double beds, bedside draws and chest of draws or wardrobe.



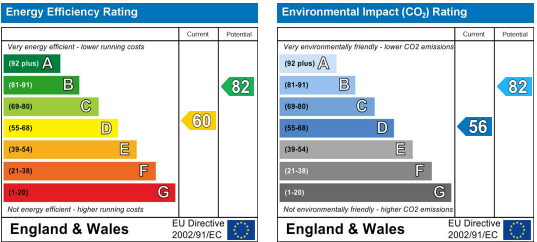
## Area Map



## 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.

Tel: Email: