

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Hunter House Road

S11 8TW

£1,200 Per Calendar Month



\*AVAILABLE AUGUST 2025!\* NEWLY REFURBED 3 BEDROOM TERRACE HOUSE WITH GARDEN, 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 and Sharrow Vale, with plenty of on-street parking and great public transport links into the City Centre.

Suitable for groups of post-grads and sharers alike, this recently refurbished property is offered on a fully furnished basis and briefly comprises; rear entrance porch, living room with plenty of storage and shelving, off-shot kitchen with electric cooker, washing machine and fridge freezer which in turn overlooks the enclosed, private rear garden. There is also a double bedroom on the ground floor. To the first floor is the large master bedroom with under-stair storage and in built wardrobe, rear-facing single bedroom (unfurnished) and bathroom with shower over bath, together with a further double bedroom in the attic with dormer windows for that extra space and light. ALL BILLS INCLUSIVE OPTION AVAILABLE.



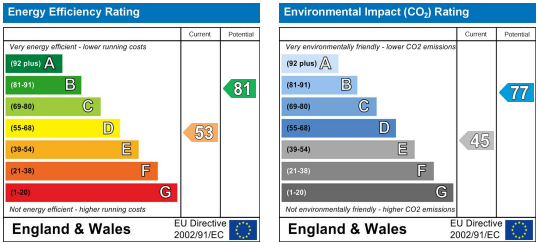
Area Map



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: