

# HUNTERS®

HERE TO GET *you* THERE



## Neill Road

S11 8QH

£1,200 Per Calendar Month



\*AVAILABLE NOW THIS NEWLY DECORATED 3 BEDROOM HOUSE WITH GREAT ACCESS TO UNIVERSITY, ECCLESALL ROAD

Located on a quiet residential street just off from the bustling cosmopolitan section of Ecclesall Road, this property is close to shops and restaurants with excellent transport links to the City Centre and within easy walking distance to Sheffield Hallam's Collegiate Campus and Endcliffe Park.

Suitable for a family or sharers, this newly decorated and new bathroom property is offered on an unfurnished basis and briefly comprises; access via the modern off-shot kitchen with gas hob, electric oven, washing machine and plenty of cupboard space, dining room and cellar access and living room. To the first floor is the front-facing master bedroom with under-stair storage, rear-facing second double bedroom, new bathroom with electric shower over bath and a third large double bedroom to the attic with Velux window. The living room can be changed to a ground-floor double bedroom upon request.



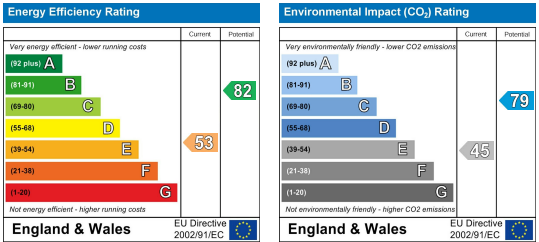
Area Map



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: