

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Sharrow Vale Road

Sheffield, S11 8ZL

£1,000 Per Calendar Month



\*AVAILABLE From 19th FEB\* 2 BEDROOM TERRACE HOUSE, SHARROW VALE

Located in the heart of Sharrow Vale, itself nominated for Great British High Street of the Year, it is just round the corner from the bustle of Ecclesall Road with shops, bars and restaurants on your doorstep, excellent transport links to the City Centre, within easy walking distance to Sheffield Hallam's Collegiate Campus and Endcliffe Park, this is a hugely sought after area.

This property is offered on a furnished basis and briefly comprises; open-plan living room with electric fire and sofas, kitchen with gas hob, electric oven, fridge, freezer, washing machine and plenty of cupboard space which in turn overlooks the rear yard with outhouse. Front-facing master bedroom with double bed and fitted units and a spacious bathroom with separate shower to the first floor, together with a further double bedroom in to the attic with dual-aspect velux windows, double bed and chest of draws.



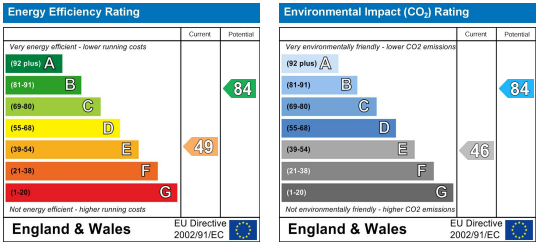
Area Map



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: