



## Cotton Mill Walk Little Kelham

, Sheffield, S3 8DH

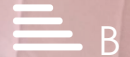
£1,300 PCM

A modern duplex apartment with patio and two double bedrooms. Great location with easy access to surrounding areas. FURNISHED OPTIONAL\* AND AVAILABLE 15TH DECEMBER 2025

- Two double bedroom duplex apartment
- Open plan kitchen, diner and living room with access to the patio
- Master bedroom to the first floor
- Second double on the ground floor
- Shower room with WC and Basin + ground floor WC
- Patio (decking) to the front of the property
- COUNCIL TAX BAND: C
- EPC RATING: B
- AVAILABLE 15TH DECEMBER 2025
- FURNISHED OPTIONAL\*

### Viewing

Please contact our ELR Europa Link Office on 01142689900 if you wish to arrange a viewing appointment for this property or require further information.





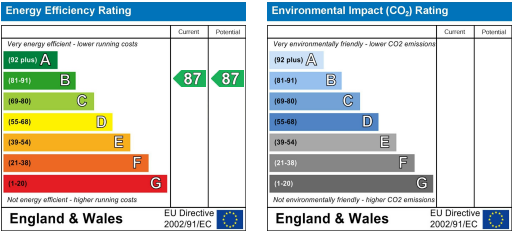
Floor Plan



Area Map



Energy Efficiency Graph



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