

## 23 Oxclose Park Rise, Halfway, Sheffield

- 3 bedroom town house
  - Lounge
- Bathroom. Off street parking for 1 car
- Available for occupation mid June
- Sorry no pets or smokers
- Modern Kitchen
- 3 bedrooms
- Gas central heating & double glazed windows
- Working applicants preferred or guarantor essential

**£875 Per Month**

**HUNTERS®**

HERE TO GET *you* THERE

Occupying a quiet cul-de-sac position in the poplar suburb of Halfway is this superbly presented three bedroom town house.

With a modern feel throughout, the property offers light & airy accommodation across two floors with a generous lounge/diner, modern fitted kitchen with adjoining W.C/utility space, three well proportioned bedrooms and a bathroom.

Well placed for local shops/amenities and transport links including the Supertram network.

Working applicants preferred or guarantor essential.

Sorry no pets or smokers.





## Ground Floor

Approx. 30.3 sq. metres (326.1 sq. feet)



Total area: approx. 58.5 sq. metres (629.7 sq. feet)

## First Floor

Approx. 28.2 sq. metres (303.7 sq. feet)



## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

### Energy Efficiency Rating

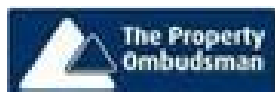
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>93</b>
(81-91) <b>B</b>	<b>78</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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.

## Viewing

Please contact our Hunters Chesterfield Lettings Office on 01246 541253 if you wish to arrange a viewing appointment for this property or require further information.



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