



57 Montrose Road, Sheffield S7 2EF



Lettings

# 57 Montrose Road

Per Calendar Month

## £2,000 Per Calendar

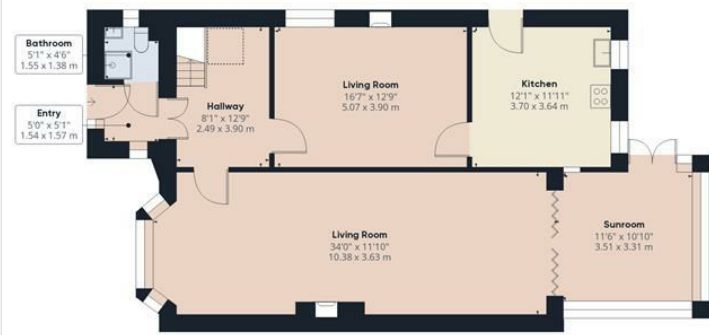
**\*\*DEPOSIT FREE OPTION AVAILABLE\*\*** Occupying an excellent plot, an exceptionally sized, seven bedroom, three bathroom detached property which benefits from uPVC double glazing throughout, gas central heating, off-road parking and good sized family garden to the rear. Located in this very convenient and sought after suburb close to local shopping facilities and within the catchment of popular schools.

The property in brief comprises of; entrance hallway, master lounge, occasional lounge, kitchen and sun room, to first floor 4 bedrooms and master bathroom, to attic two further bedrooms and bathroom

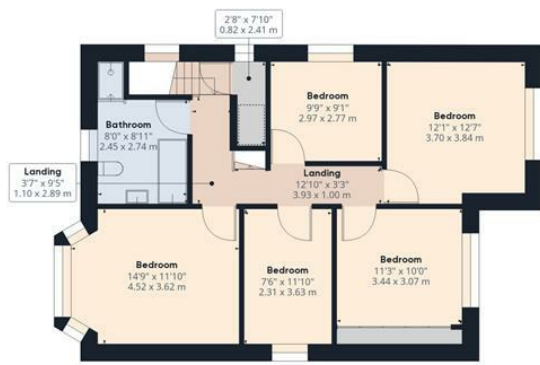
UNFURNISHED Restrictions: No smokers or students.  
Energy Efficiency Rating - C. Council Tax Band - E







Floor 0



Floor 1



Floor 2

**Approximate total area<sup>(1)</sup>**  
 2381.18 ft<sup>2</sup>  
 221.22 m<sup>2</sup>

**Reduced headroom**  
 131.68 ft<sup>2</sup>  
 12.23 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point, which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. Please note all the measurement details are approximate and should not be relied upon as exact. All plans, floor plans and maps are for guidance purposes only and are not to scale. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT. 'A Life Assurance policy may be requested.' 'Written Quotations of credit terms available on request.'

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