



303a Ecclesall Road, Sheffield S11 8NX £1,150 Per Calendar Month

3 bedroomed DUPLEX 1st and 2nd floor flat with large balcony– professional sharers / students welcome

Hall

Entrance door with stairs leading up to first floor living room

Open plan living room 5.03m (16'6") x 4.93m (16'2") max with leather sofas and flat screen TV and coffee table and storage cupboard.

Kitchen Area 3.00m (9'10") x 2.76m (9'1")

Fitted with a matching range of base wall units, stainless steel sink, electric oven, hob, extractor, microwave, washer dryer, dishwasher and tall fridge freezer. Glazed door to large rear facing terrace.

Terrace Large rear facing paved terrace area.

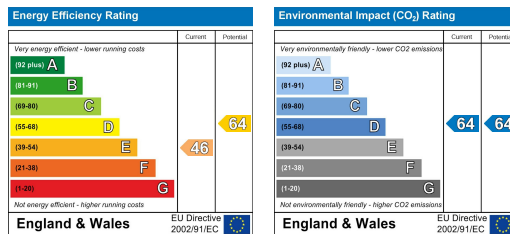
Shower Room

Fitted with three piece suite comprising of large shower enclosure with electric shower, vanity wash hand basin with cupboard below, mirrored wall cabinet, low level WC, heated towel rail and ceiling spot lights.

Bedroom 1 3.75m (12'4") x 3.58m (11'9")



This floor plan is for illustrative purposes only and is not to scale. Where measurements are shown, these are approximate and should not be relied upon. Total square area includes the entirety of the property and any outbuildings/garages. Sanitary ware and kitchen fittings are representative only and approximate to actual position, shape and style. No liability is accepted in respect of any consequential loss arising from the use of this plan. Reproduced under licence from Evolve Partnership Limited. All rights reserved.
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