

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Southgrove Road

Sheffield, S10 2NP

£476 Per Calendar Month



\*AVAILABLE JULY 2026!\* 6 BEDROOM HOUSE WITH PRIVATE GARDEN, BOTANICAL

\*Students/Sharers only, price advertised per person per month excl bills\*

Located just off Ecclesall Road, this property is enviably positioned just minutes from the array of shops, bars and restaurants of Ecclesall Road and Botanical Gardens, plenty of on-street parking and great public transport links to and from the City Centre.

Suitable for sharers, this property is offered on a fully-furnished basis and briefly comprises; living room with a sofa, coffee table & TV stand, kitchen with gas hob, oven, microwave and fridge/freezer, utility room with a washing machine and a WC, overlooking the rear garden and a double bedroom on the ground floor. To the first floor, there are three double bedrooms and a bathroom with a shower. To the attic, there are two double bedrooms and a shower room. All rooms are fitted with double beds, wardrobes, desks and chairs. ALL BILLS INCLUSIVE OPTION AVAILABLE!



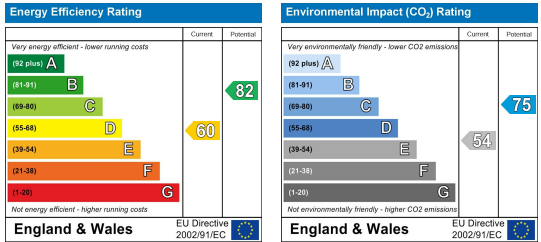
### Area Map



### 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: