

14 Highcroft Dobbin Hill, Sheffield S11 7JB

Saxton Mee

Lettings

14 Highcroft Dobbin Hill

Per Calendar Month

£800 Per Calendar

DEPOSIT FREE OPTION AVAILABLE Located within this popular development, this superb and immaculately presented one bedroom second floor apartment has been recently upgraded and modernised throughout. Ideally positioned in an extremely convenient and sought after area, it is within walking distance of the amenities at Banner Cross, Ecclesall Road, and Endcliffe Park.

The accommodation briefly comprises: a communal staircase leading to the first floor, a welcoming entrance hallway with built in storage, a bright and airy living area with dual aspect windows, a newly fitted kitchen complete with appliances, a generously sized double bedroom, and a contemporary shower room.

Externally, the property benefits from attractive, well maintained communal gardens and ample on street parking.

The property is let on an unfurnished basis and no smokers or pets are permitted in the development. The Energy Efficiency Rating is a C and the Council Tax Band is A.

- Immaculate one bedroom second floor apartment
- Attractive well maintained communal grounds
- Great location for the amenities of Banner Cross, Ecclesall Road and public transport and local parks
- Ample on-street parking available
- Offered unfurnished – no smokers or pets permitted
- EPC Rating: C, Council Tax Band: A









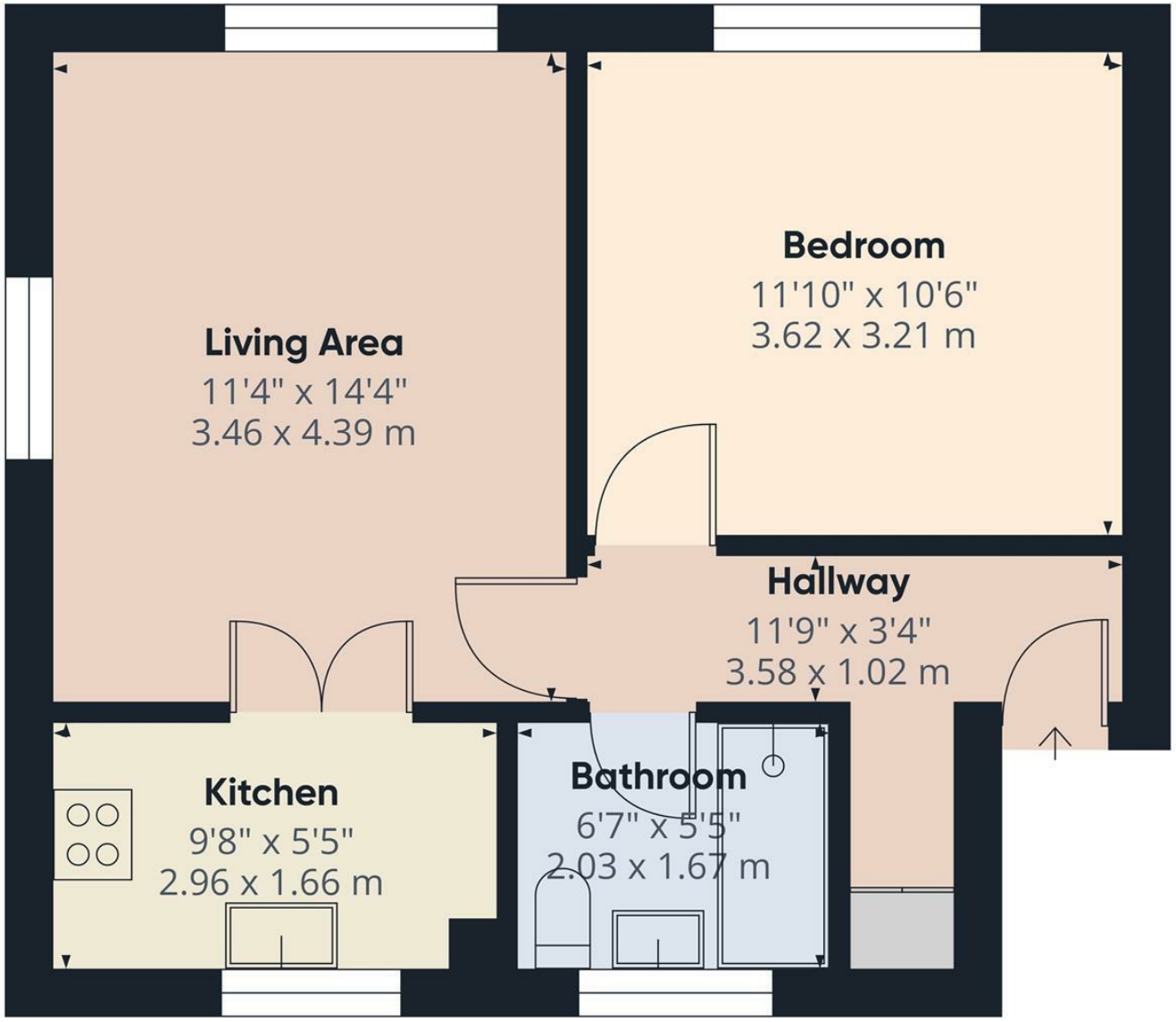












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Approximate total area(1)

436 ft²

40.4 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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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