



## Burns Road, Sheffield, South Yorkshire, S6 3GL

- Available Now
- Two double bedrooms
- Stripped wood floor to the lounge
- Convenient location
- Excellent transport links
- Immaculately presented throughout
- Bathroom with shower over the bath
- Rear Patio
- Walking distance to the university of Sheffield and Hospitals

**£1,100 Per Month**



# Burns Road, Sheffield, South Yorkshire, S6 3GL

## DESCRIPTION

Nestled on Burns Road in the vibrant city of Sheffield, this immaculately presented mid-terrace house offers a delightful living experience. With two well-proportioned bedrooms, this property is perfect for couples, or individuals seeking a comfortable home.

As you enter, you are welcomed into a charming reception room that features a beautifully stripped floor, adding character and warmth to the space. This inviting lounge is ideal for relaxation. The layout flows seamlessly, creating a sense of openness and light throughout the home.

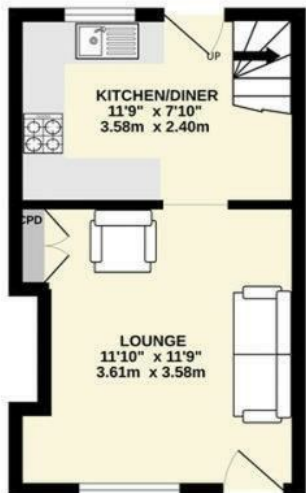
The property boasts a well-appointed bathroom, complete with a bath, providing a tranquil space for unwinding after a long day. The design and finish of the bathroom ensure both functionality and style, catering to your everyday needs.

Conveniently located, this home offers easy access to local amenities, Hospitals, University of Sheffield and transport links, making it an excellent choice for those who value both comfort and convenience. This property on Burns Road presents a wonderful opportunity to enjoy all that Sheffield has to offer. Don't miss the chance to make this charming house your new home.

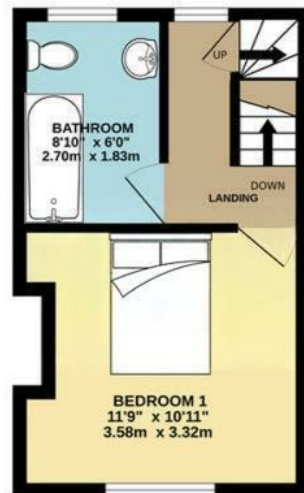




GROUND FLOOR  
226 sq.ft. (21.0 sq.m.) approx.



1ST FLOOR  
226 sq.ft. (21.0 sq.m.) approx.



2ND FLOOR  
209 sq.ft. (19.4 sq.m.) approx.



TOTAL FLOOR AREA : 661 sq.ft. (61.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2022

### Viewings

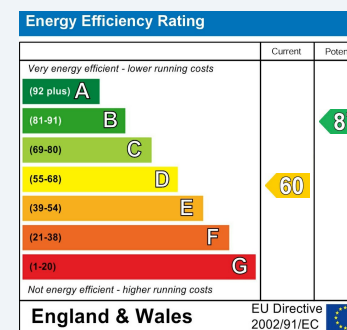
Please contact ,if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## 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.



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.