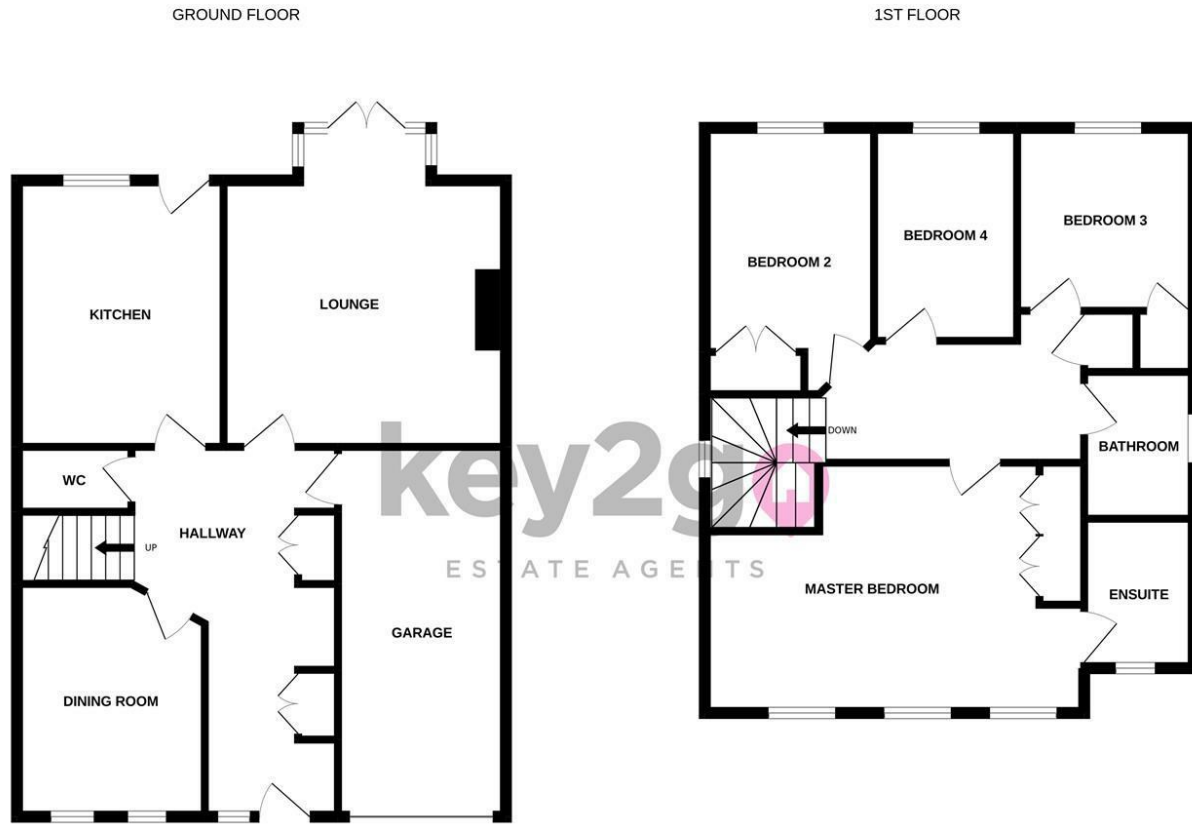
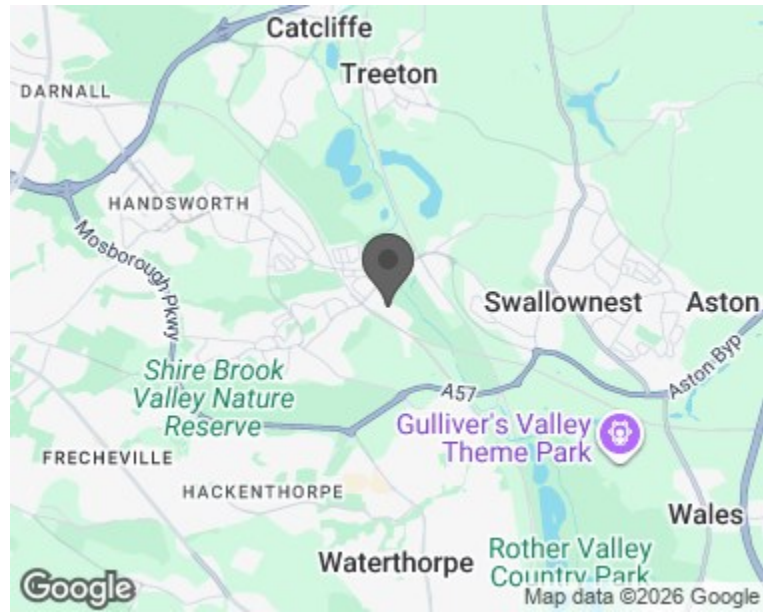


## Floorplan

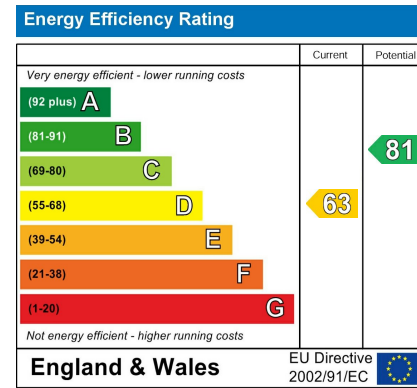


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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

## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Lettings Team Office on 0114 2478819 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



26 John Hibbard Avenue  
Sheffield, S13 9UU

£1,400 PCM



# 26 John Hibbard Avenue

Sheffield, S13 9UU

£1,400 PCM



A fantastic and unique opportunity to rent this spacious, four bedroomed detached family home which is located on a highly sought after estate in Woodhouse. With modern decor throughout and benefiting from a master bedroom with en-suite, formal dining room and downstairs WC. Having off road parking and an integral garage! Positioned in a quiet cul-de-sac with a large rear garden. Well situated for main public transport links and road links to Sheffield City Centre and the M1 Motorway! The ideal family home!

