



11 Pentland Road, Dronfield Woodhouse, Dronfield S18 8ZQ



Lettings

# 11 Pentland Road

## Dronfield Woodhouse

Per Month

# £1,100 Per Month

This beautifully presented three-bedroom semi-detached home boasts a highly desirable location, perfectly positioned within easy reach of excellent local shops, highly regarded schools, and a lovely local park.

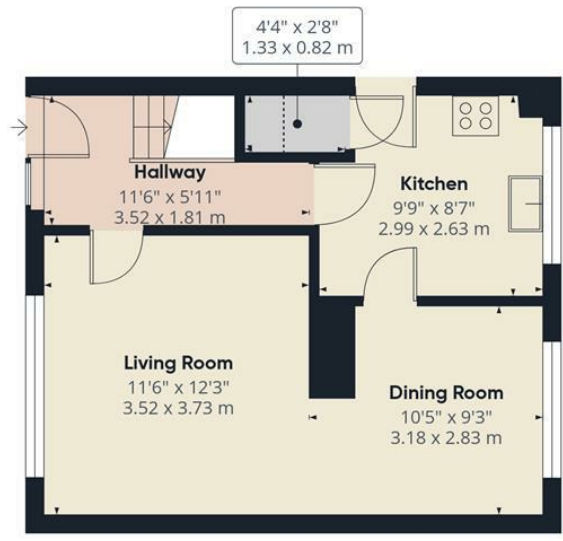
Benefitting from uPVC double glazing throughout, the bright and well-proportioned accommodation comprises a welcoming entrance hallway that leads into a superb kitchen and a spacious, open-plan living and dining area—ideal for both relaxing and entertaining. Upstairs, a central landing with a handy storage cupboard provides access to a generous master bedroom, a second comfortable double bedroom, a good-sized third bedroom, and a family bathroom complete with a classic three-piece white suite and an over-bath shower.

Externally, the property enjoys well-maintained, predominantly lawned gardens.

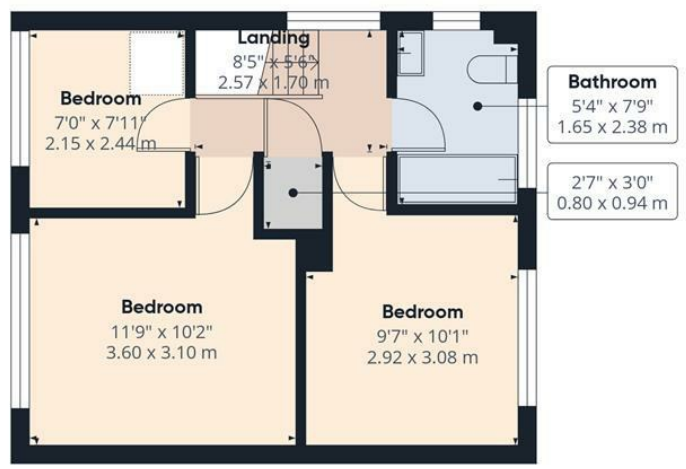
This property is offered unfurnished. Please note that smoking is not permitted within the property. The Energy Efficiency Rating is D and the Council Tax Band is B.







Ground Floor



Floor 1



**Approximate total area<sup>(1)</sup>**  
747 ft<sup>2</sup>  
69.3 m<sup>2</sup>

**Reduced headroom**  
4 ft<sup>2</sup>  
0.4 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

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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