

HUNTERS[®]

HERE TO GET *you* THERE



Stoney Gate

High Green, S35 4JR

£950 Per Month



Nestled in the tranquil area of Stoney Gate, High Green, Sheffield, this delightful semi-detached house is now available for rent. With two spacious reception rooms and two well-proportioned bedrooms, this property is perfect for those seeking comfort and convenience.

As you step inside, you will be greeted by a welcoming entrance porch that leads into a large living room, complete with a charming log burner, ideal for cosy evenings. The dining room provides an excellent space for entertaining, while the sleek kitchen boasts integrated appliances, making meal preparation a pleasure. A utility room adds to the practicality of the home, although please note that a washing machine is not provided.

The contemporary downstairs bathroom features a shower over the bath, catering to all your bathing needs. The double bedroom comes with a fitted wardrobe, providing ample storage, while the further single bedroom leads to a spacious attic conversion, offering additional living space or a perfect study area.

Outside, the property features a beautifully maintained garden, fully enclosed for privacy. The garden includes an extensive slabbed raised patio, a sunken lawn area, and well-stocked borders, creating a lovely outdoor



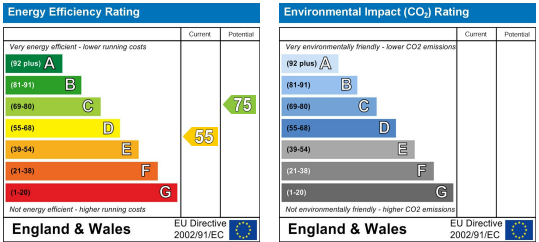
Area Map



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.