



175 Sheffield Road, Woodhouse, Sheffield, S13 7ES

Saxton Mee

# 175 Sheffield Road

## Woodhouse

Per Calendar Month

### £900 Per Calendar

**\*\*DEPOSIT FREE OPTION AVAILABLE\*\*** Available to let is this three bedroom end terrace house. Woodhouse is an established residential area well served by a host of local amenities and providing excellent access to the city centre and the motorway network at Junction 31.

The property briefly comprises: Sitting room, dining room, off shot kitchen with built in oven, hob and extractor, bathroom with full suite and shower. First floor: two double bedrooms. Attic; spacious double bedroom. Outside: to the front, forecourt. To the rear: Low maintenance rear garden.

Restrictions: No smokers. Energy Efficiency Rating E. Council Tax Band A





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.

<p>GIRAFFE360</p> <p>Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.</p>		<p>Floor 2</p>
<p>Reduced headroom</p> <p>Below 5 ft/1.5 m</p>	<p>Floor 1</p>	<p>Ground Floor</p>
<p>(1) Excluding balconies and terraces.</p> <p>Approximate total area<sup>m</sup></p> <p>808 ft<sup>2</sup> 75 m<sup>2</sup></p> <p>Reduced headroom</p> <p>5 ft<sup>2</sup> 0.4 m<sup>2</sup></p>		