

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Fox Hill Road

Sheffield, S6 1HF

£950 Per Month



Hunters are delighted to offer for rent this three bedroomed stone built mid terrace cottage on a private road in the Birley Carr area of Sheffield 6.

This good size property is set over three floors and would appeal to a professional couple.

Entry through the front door to the breakfast kitchen with a wide range of wall and base units with wooden fronts and accompanying work surfaces. Integrated appliances include an electric oven and gas hob, fridge freezer and a washing machine. There is under stairs access to the cellar and an enclosed staircase leading to the first floor. A door leads through to the lounge with stripped back wooden flooring, focal point fire surround and a window overlooking the rear courtyard. Upstairs to the first floor, the master bedroom mirrors the size of the lounge with an ornamental fireplace and views to the garden and beyond. Further good size bedroom to the front of the property, again with an ornamental fireplace. From the hallway, a staircase rises to the second floor where we find bedroom three with a velux window and storage under the eave. Contemporary family bathroom with modern decor featuring a bath, shower over bath, WC and pedestal sink.



Local Area

Birley Carr is a popular district with tree lined streets and just a short walk to the nature walks of Beeley Woods There's a good selection of local pubs in the area and the Kilner Way retail park, Asda Supermarket and Sainsburys are within walking distance.

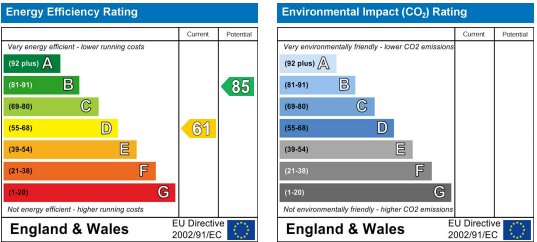
Area Map



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.