

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Ecclesall Road

S11 8QA

£1,100 Per Calendar Month



**\*AVAILABLE NOW!\*** 3 BEDROOM DUPLEX APARTMENT ON ECCLESAL ROAD, HUNTERS BAR

Located on Ecclesall Road, just before Hunters Bar, but set back behind a line of trees, with shops, restaurants and bars on your doorstep, within easy reach of Endcliffe Park and excellent transport links to and from the City Centre.

This duplex apartment is offered on a fully-furnished basis and briefly comprises; private side-entrance porch with access to the apartment, kitchen/diner with two sofas and coffee table together with gas hob, electric oven, fridge, freezer, washing machine and ample cupboard space, shower room with enclosed electric shower and two double bedrooms to the first floor with a further two double bedrooms to the second floor. All bedrooms have double beds, desks, substantial built-in wardrobes and wash basins.



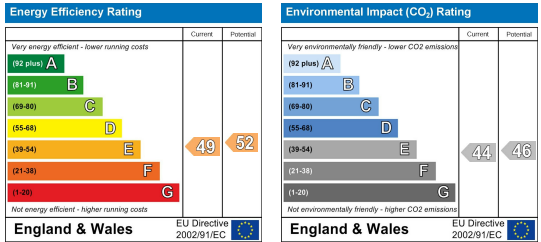
### Area Map



### 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.

Tel: Email: