

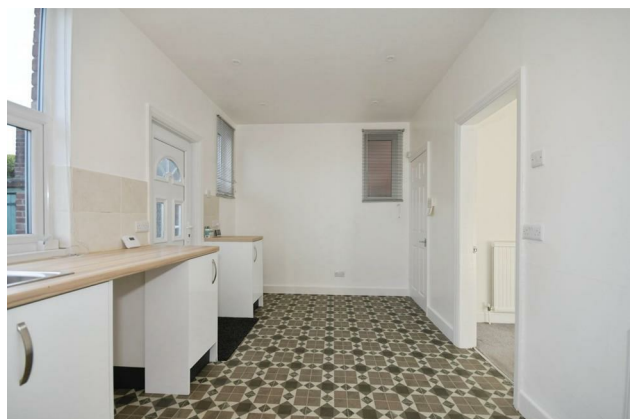
# HUNTERS®

HERE TO GET *you* THERE

**15 Moffatt Road, Sheffield, S2 3GP**

**£1,100 Per Calendar Month**

**Property Images**



## Property Images





# HUNTERS<sup>®</sup>

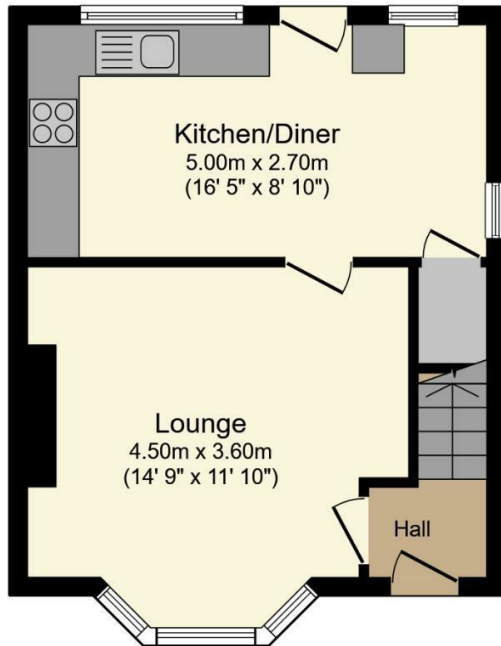
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## Property Images



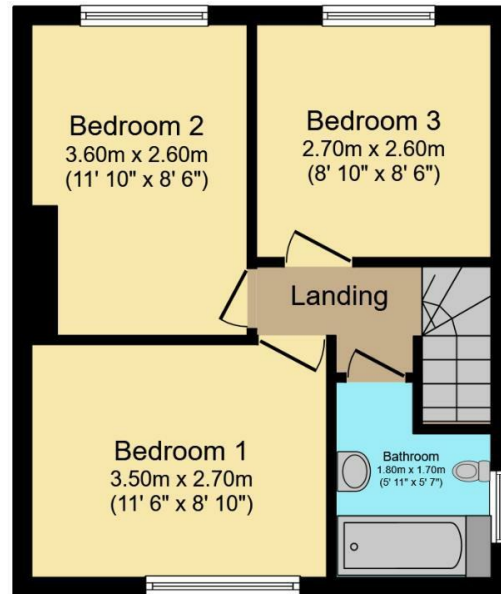
# HUNTERS®

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Ground Floor

Floor area 35.1 sq.m. (378 sq.ft.)



First Floor

Floor area 34.1 sq.m. (367 sq.ft.)

Total floor area: 69.2 sq.m. (745 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

## Map



## Details

Type: House - Semi-Detached Beds: 3 Bathrooms: 1 Receptions: 1 Tenure:

## Summary

Nestled on Moffatt Road in the vibrant city of Sheffield, this charming semi-detached house presents an excellent opportunity for families and individuals alike. Boasting three well-proportioned bedrooms, this property offers ample space for comfortable living. The inviting reception room provides a warm and welcoming atmosphere, perfect for relaxation or entertaining guests.

The heart of the home is undoubtedly the spacious modern dining kitchen, which is designed to cater to both culinary enthusiasts and casual diners. This area is ideal for family meals and gatherings, ensuring that every occasion is memorable. The modern tiled bathroom, complete with a shower over the bath, adds a touch of contemporary elegance and convenience.

One of the standout features of this property is the larger than average rear garden, which is mainly laid to lawn. This outdoor space is perfect for children to play, for gardening enthusiasts, or simply for enjoying the fresh air during the warmer months.

Situated in an excellent location, this home provides easy access to a variety of local amenities and transport links, making it a practical choice for those commuting or seeking the conveniences of city living. With its blend of modern comforts and a desirable setting, this semi-detached house on Moffatt Road is a wonderful place to call home.

## Features

- THREE BEDROOM SEMI DETACHED • FRONT AND REAR GARDENS • MODERN FITTED KITCHEN • BATHROOM WITH SHOWER OVER BATH • UNFURNISHED • EXCELLENT LOCATION • COUNCIL TAX BAND B • EPC RATING C