

Flat A, 91 School Road, Crookes, Sheffield, S10 1GJ  
£995 Per Month  
Council Tax Band: B

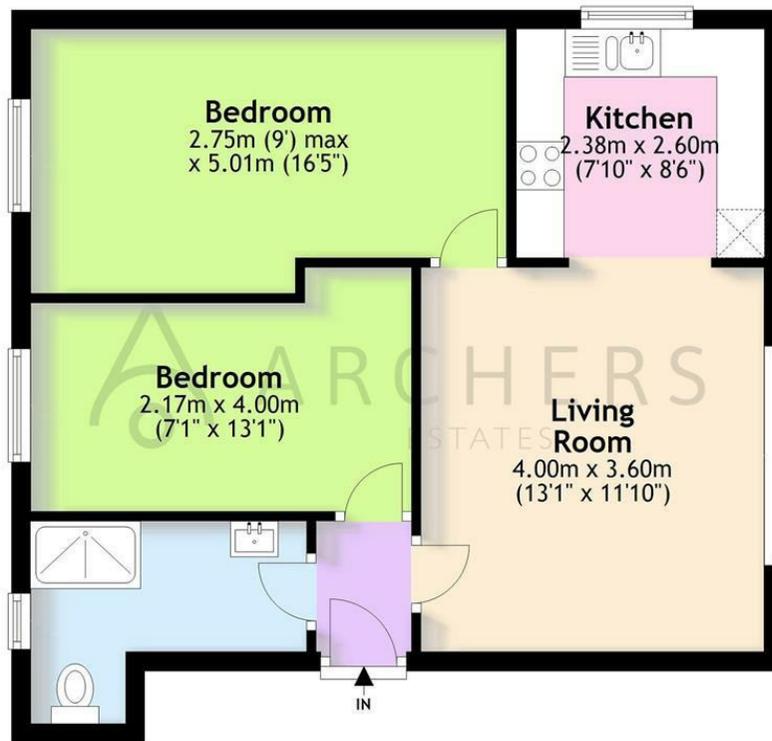


A stunning two double bedroom ground floor apartment which has recently been upgraded and decorated throughout including a new kitchen, flooring and decor. Perfect for professionals, the property includes an allocated parking space and is handily located close to a wealth of shops, amenities and cafes in both Crookes and Commonsides. The property is also close to the universities, hospitals and city centre. With double glazing and gas central heating throughout, the property in brief comprises; secure communal entrance lobby, entrance hallway, lounge, kitchen with newly fitted units and appliances, two double sized bedrooms (one off the lounge) and a shower room with modern suite. Outside, there are communal grounds and a parking area with allocated space. A viewing is highly recommended to appreciate the accommodation on offer - contact Archers Estates to book your visit today! Holding fee is £229, the full deposit due is £1148. Council tax band B.

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### Ground Floor

Approx. 50.7 sq. metres (545.5 sq. feet)



Total area: approx. 50.7 sq. metres (545.5 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		74	77
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	