



12 The Denison, 56 Malinda Street, Sheffield S3 7EF

Saxton Mee

Lettings

12 The Denison

56 Malinda Street

Per Calendar Month

£1,000 Per Calendar

A rare opportunity has arisen to rent this highest quality 2 bedroom 3rd floor apartment with lift access and intercom system, balcony on 2 sides, a superb communal roof terrace/garden with views over Sheffield. Close to Penistone Road tram & bus network and Langsett Road and convenient for the 24hr Tesco, City Centre, hospitals, universities the popular Kelham Island area and motorway networks.

The apartment briefly comprises of: Spacious open plan kitchen/living/dining room with Smeg electric oven, 5 ring gas hob, Smeg fridge freezer, dishwasher, sliding doors to south facing balcony, touch sensitive lighting, hallway storage, utility cupboard with washer dryer, master bedroom with separate dressing room, double bedroom 2, bathroom with 3 piece suite and shower over bath with heat sensitive mirrors. Outside: on street parking and on the ground floor, bike and bin store.

PART FURNISHED. Restrictions - No smokers, no pets. Energy Efficiency Rating B. Council Tax Band C







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.'

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