







187 Derby Street, Sheffield, South Yorkshire, S2 3NQ

£725 Per Calendar Month

Available to let, this two-bedroom maisonette in Heeley, Sheffield, presented in good condition and recently redecorated throughout.

Conveniently located close to the shops, cafés and restaurants of London Road and Abbeydale Road, with nearby green spaces including Heeley People's Park and Norfolk Heritage Park. Regular bus services provide easy access to Sheffield city centre, making this a practical home in a well-connected location.

Entrance Hall 6'3" x 6'5" (1.93m x 1.97m)
The entrance hall features new carpets, a rear-facing double-glazed entrance door, a central heating radiator and stairs rising to the first floor.

Lounge 19'4" x 14'9" (5.9m x 4.5m)
A generous reception room featuring wood-effect flooring, neutral décor and full-height windows that allow plenty of natural light to flood the space, with far-reaching views across the city and an entrance door leading out to the balcony.

Kitchen 14'7" x 19'3" (4.45m x 5.89m)
A separate fitted kitchen with a range of wall and base units, worktop space, gas hob, electric oven, extractor hood, stainless steel sink and space for a washing machine.

Bedroom One 11'3" x 14'7" (3.45m x 4.47m)
A spacious double bedroom with fitted shelving and large windows allowing plenty of natural light.

Bedroom Two 9'1" x 14'7" (2.79m x 4.47m)
A well-proportioned double bedroom with access to a private balcony offering additional outdoor space.

Bathroom 6'9" x 7'8" (2.06m x 2.36m)
The bathroom is fitted with a white suite comprising a bath with shower over bath, fully tiled walls and a wall-mounted vanity mirror.

External
The second-floor maisonette benefits from on-street parking on Derby Street.

Tenancy information
Rent: £725.00
Deposit: £836.00
Holding Deposit: £167.00
EPC Rating: C
Council Tax Band: A
Property Type: Second Floor Maisonette
Tenure:
Parking Type: On Street Parking
Restrictions: N/A
Construction Type: Brick
Heating Type: Gas Central Heating
Water Supply: Mains
Sewage: Mains
Gas Type: Mains
Electricity Supply: Mains
Building Safety: N/A
Rights and Easements: N/A
Flooding: Very Low
All tenants are advised to visit
the Government website to gain information on flood risk.
https://check-for-flooding.service.gov.uk/find-location
Mobile/Broadband Coverage: All
tenants are advised to visit the Ofcom website and open reach to gain
information on broadband speed and mobile signal/coverage.
https://www.openreach.com/
https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker
Planning Permissions: N/A
Accessibility Features: N/A
Coal Mining Area: South Yorkshire is a coal mining area. All tenants are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining.
https://www.groundstability.com/public/web/home.xhtml

- Two double bedrooms
- Easy access to Sheffield city centre
- Modern bathroom
- Recently redecorated
- Bright reception room with full-height windows
- Local amenities and green spaces

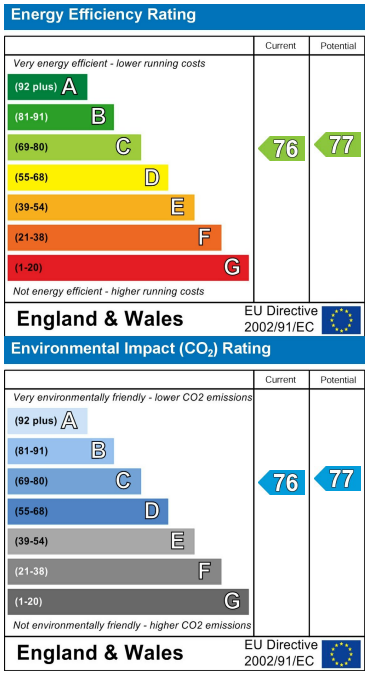




Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

www.merryweathers.co.uk

Merryweathers Residential Lettings Management 16 Ship Hill, Rotherham, S60 2HG

Tel: 01709 379444 E-mail: lettings@merryweathers.co.uk

Offices also at: Barnsley & Mexborough

Registered Office: 16 Ship Hill, Rotherham, S60 2HG
Registered in England and Wales No. 6679044

naea | propertymark PROTECTED
The Property Ombudsman
mw Est. 1832