



24 Townhead Road, Sheffield S17 3GA



Lettings

# 24 Townhead Road

Per Calendar Month

## £1,000 Per Calendar

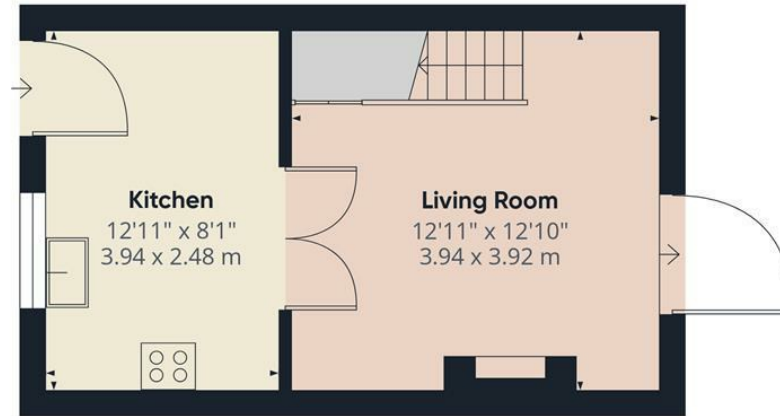
Dating back to the early 1800s, this charming, natural stone-built, two-bedroom cottage is delightfully positioned in the very center of Dore Village. The location offers immediate access to excellent local amenities, including boutique shops, traditional public houses, and fantastic restaurants.

Inside, the home features a character-filled sitting room that flows seamlessly into a bright breakfast kitchen. Upstairs, the first floor comprises a spacious double bedroom with fitted wardrobes, a good sized bedroom two, and a newly fitted bathroom. Benefiting from gas-fired central heating and double glazing throughout, the property is comfortable and ready for modern living. Outside, the cottage boasts an attractive front garden, and a low-maintenance small garden area to the rear.

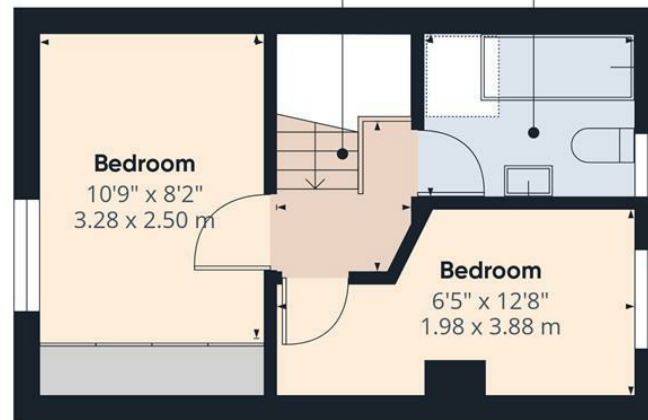
This property is offered unfurnished. Please note that smoking is not permitted within the property. The Energy Efficiency Rating is D and the Council Tax Band is C.







Ground Floor



Floor 1



Approximate total area<sup>m</sup>  
510 ft<sup>2</sup>  
47.4 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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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