







22 The Nook, Sheffield, S10

£485 Per Month

HUNTERS®
HERE TO GET *you* THERE

- Five bedrooms
- Kitchen diner with off shot kitchen
- On street parking - no permit required on The Nook
- £200 per person deposit
- Rent £106 PP/PW excl bills
- Bathroom with shower over
- Lounge with two sofas
- Fully Furnished
- Tenancy Dates -1st July 2026 - 29th June 2027
- Unihomes Bills package available upon request

Price advertised per person per month excl bills

Hunters are pleased to offer this 5 bedroom property in the popular area of Crookesmoor close to local amenities including shops, cafes and pubs. Only a 10 minute walk to Sheffield University

The accommodation briefly comprises:

An open plan lounge/kitchen.

There are 5 spacious double bedrooms furnished with wardrobes, desks, chest of drawers, beds and mattresses.

There is a rear patio for sitting out on.

The property is fully licensed therefore having all the correct certification.

£112 PPPW exclusive of bills or £139 PPPW inclusive of bills - gas, electricity, internet, water and TV licence provided by Unihomes.

No parking permit required to park on The Nook.

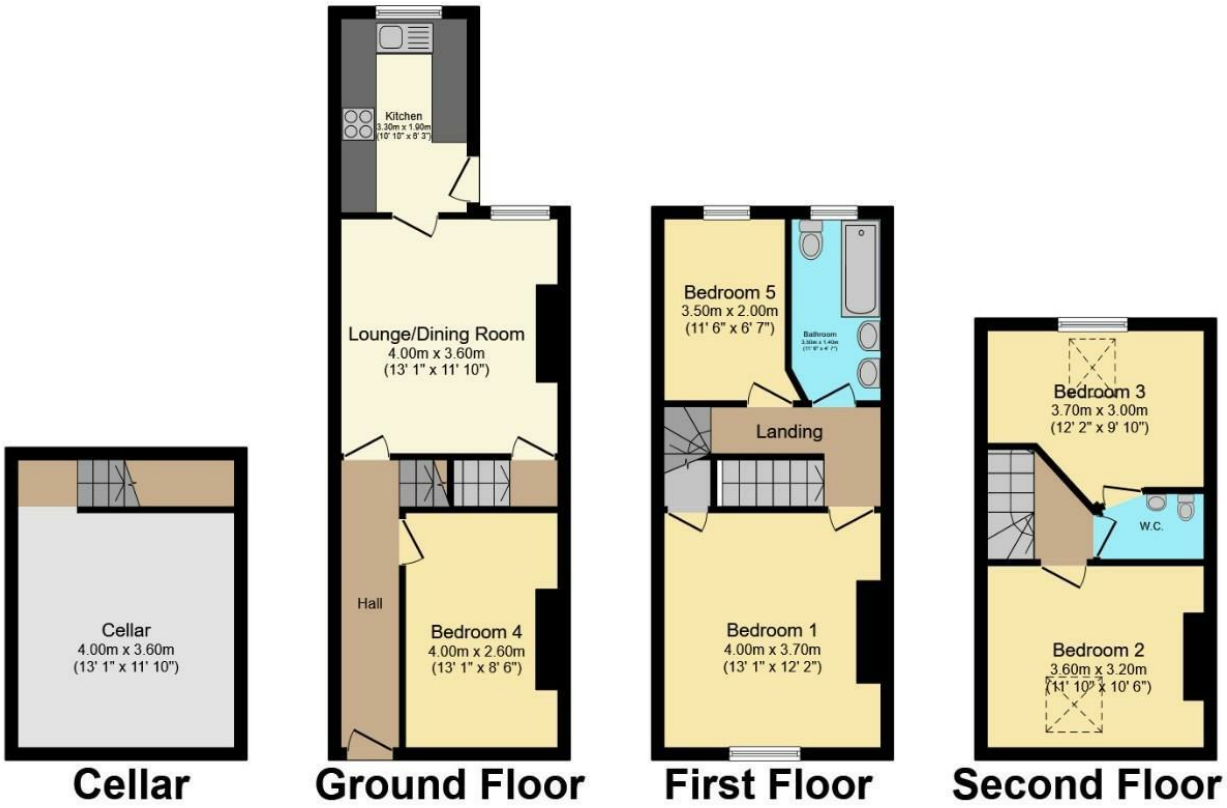
Available from 1st July 2027.











Total floor area 118.3 m² (1,273 sq.ft.) approx

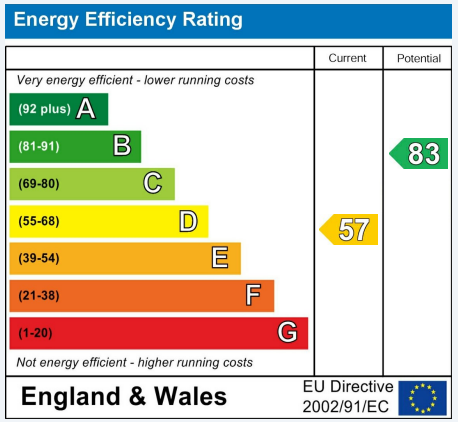
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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

Viewing

Please contact our Hunters Sheffield - Hunters Bar Office on 0114 267 2080 if you wish to arrange a viewing appointment for this property or require further information.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents

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The Property Ombudsman