



72 Montrose Road, Sheffield, S7 2EF

Saxton Mee

72 Montrose Road

Per Calendar Month

£1,650 Per Calendar

Occupying an excellent plot, a well proportioned four bedroom two bathroom semi-detached property which benefits from uPVC double glazing, gas central heating, off-road parking and a good sized family garden to the rear. Located in this very convenient and sought after suburb close to local shopping facilities and within the catchment of popular schools.

The property briefly comprises of: entrance hallway, large open plan dining room/lounge, new fitted kitchen. First floor; four well proportioned bedrooms and two bathroom. Outside off-road parking, garage and good sized rear garden.

UNFURNISHED 12 MONTH TENANCY. Restrictions: No smokers. Energy Efficiency Rating D. Council Tax Band D





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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