

Snaithing Farm Cottage, Snaithing Lane, Ranmoor, Sheffield, S10 3LF

£1,300 PCM

Council Tax Band: E



A picture perfect two double bedroom semi detached stone built cottage, set within stunning grounds in the heart of Ranmoor conservation area! Ideal for the professional couple, this gorgeous home has recently been redecorated and enjoys a quiet and peaceful setting. With original single glazed windows, gas central heating, a car parking space via a shared driveway and patio garden to the rear. In brief, the property comprises; Lounge/Dining Room, Breakfast Kitchen, Inner Hallway and Downstairs WC. To the first floor there is a spacious Landing area, two double sized Bedrooms and Modern Bathroom . Located close to bus routes gaining easy access to the Universities/Hospitals and also open countryside in the Peak District. A viewing is essential to appreciate the accommodation on offer, contact Archers Estates to book your viewing today. AVAILABLE AUGUST ON AN UNFURNISHED BASIS! Holding fee is £300.00 The full deposit due is £1500.00. Council tax band E.

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Ground Floor

Approx. 33.9 sq. metres (364.8 sq. feet)



First Floor

Approx. 33.9 sq. metres (365.3 sq. feet)



Total area: approx. 67.8 sq. metres (730.1 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		46	61
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	