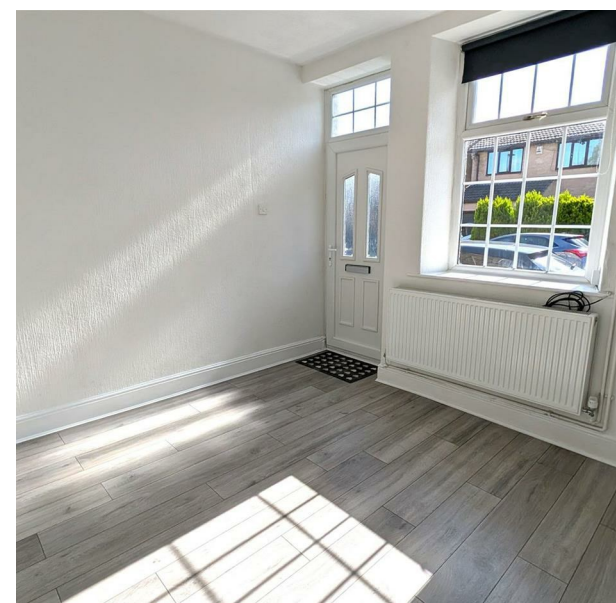


46 Benty Lane, Crosspool, Sheffield, S10 5NF
£975 PCM
Council Tax Band: B

ARCHERS
ESTATES



A stunning, recently modernised two bedroom mid terraced home which is perfect for professionals and is located on this popular road in the heart of Crosspool. Enjoying modern features including a newly fitted kitchen and bathroom, the property has also been fully decorated and has new flooring throughout. With double glazing and gas central heating, the property is located close to a wealth of shops, cafes and amenities and enjoys easy access to the Universities and Hospitals thanks to regular bus routes nearby. In brief, the property comprises; Lounge and spacious dining kitchen which has fitted units and direct access to the rear patio. To the first floor there is a landing area, two spacious bedrooms and a bathroom. Outside, a shared passage leads to the rear patio/courtyard garden area. Available IMMEDIATELY ON AN UNFURNISHED BASIS - Contact Archers to book your viewing today!

Holding fee is £225, the full deposit due is £1125. Council tax band B.



41 Sandygate Road, Sheffield, South Yorkshire, S10 5NG
01142 683833
info@archersestates.co.uk
www.archersestates.co.uk



Total area: approx. 50.3 sq. metres (541.2 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.

46 Benty Lane, SHEFFIELD

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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC