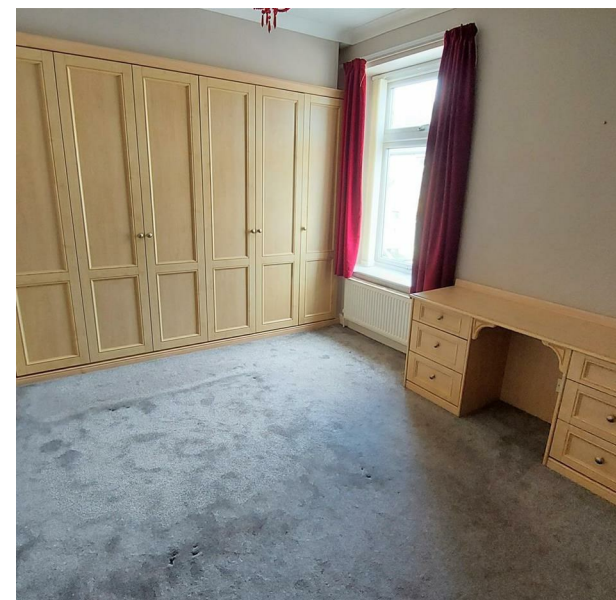
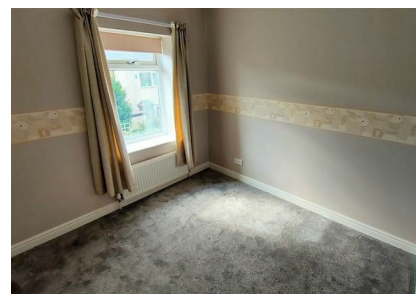


29 Stothard Road, Crookes, Sheffield, S10 1RD
£995 PCM
Council Tax Band:

ARCHERS
ESTATES

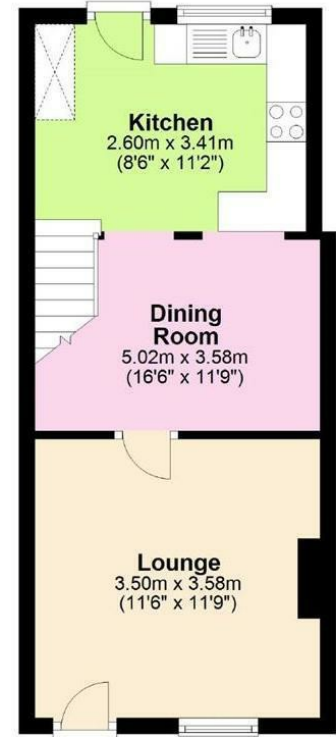


A modern styled and well presented two double bedroom plus occasional room mid terraced home which is located on this popular road in the heart of Crookes. Perfect for professionals or a family, the property is modern throughout and has upvc double glazing and gas central heating. Located within metres of popular shops, cafes and amenities including easy access to the Universities and Hospitals thanks to regular bus routes nearby. In brief, the property comprises; Lounge, dining room and extended kitchen with modern fittings. To the first floor there is a landing area, double sized bedroom, modern bathroom and occasional room which has a staircase rising to the second floor, where there is an attic bedroom with far reaching views across Sheffield. Outside, there is a low maintenance patio garden to the rear. AVAILABLE LATE AUGUST ON AN UNFURNISHED BASIS - Holding Deposit £229.61. Full deposit £1148.00. Council tax band A



41 Sandygate Road, Sheffield, South Yorkshire, S10 5NG
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Ground Floor
Approx. 21.4 sq. metres (230.5 sq. feet)



First Floor
Approx. 30.0 sq. metres (323.4 sq. feet)



Second Floor
Approx. 15.0 sq. metres (161.1 sq. feet)



Total area: approx. 66.4 sq. metres (715.1 sq. feet)

Floor plans are for guidance purposes only and under no circumstances should they be relied upon for use in planning carpets and other such fixtures fittings or furnishings All measurements are approximate.
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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC