



2 Kingfield Lodge 22 Kingfield Road, Sheffield S11 9AS £900 Per Month

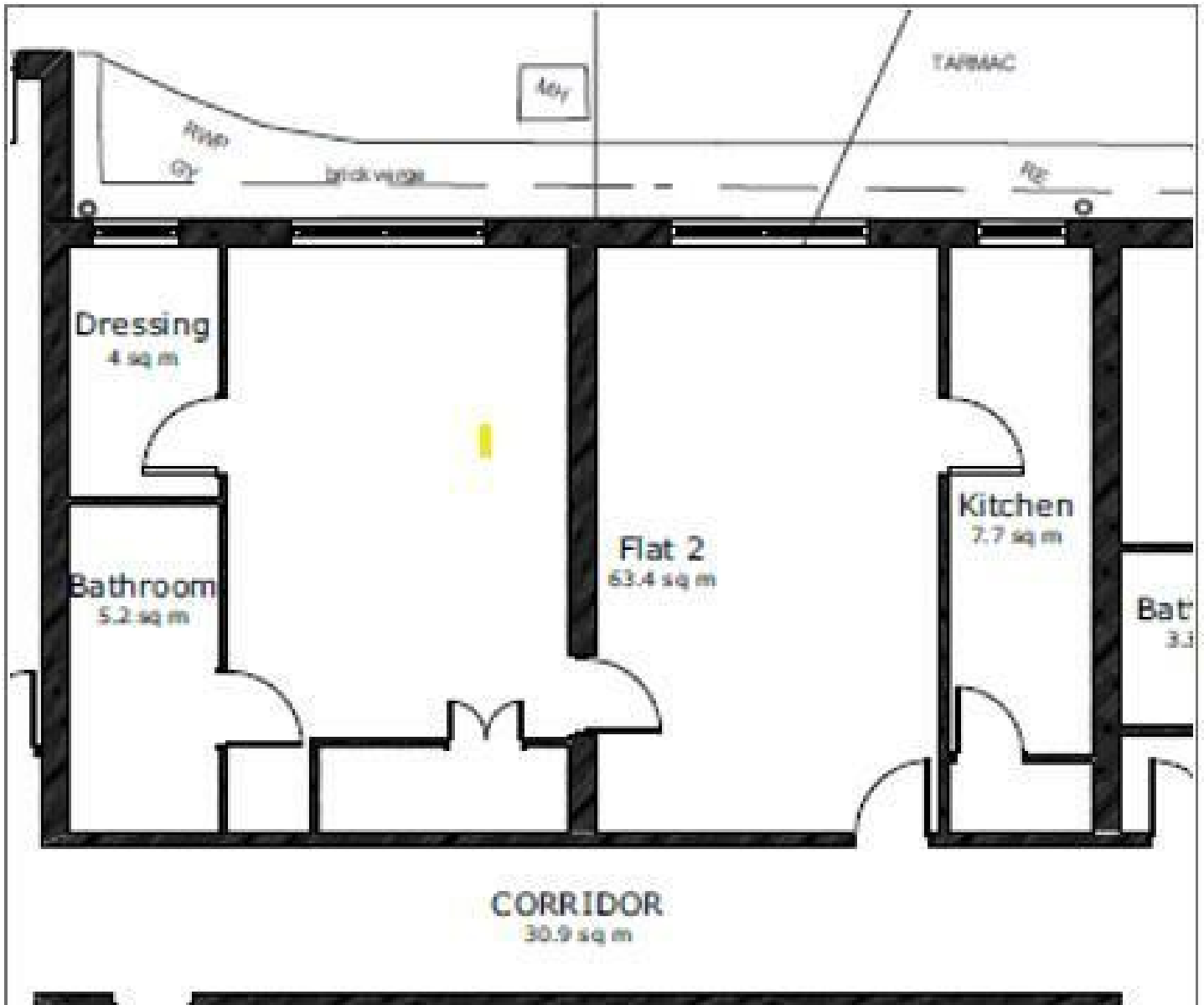
A fantastic opportunity has arisen to rent this well presented one bedroom ground floor apartment, ideally situated in a highly desirable area offering a wealth of local shops, cafés, and everyday amenities. With excellent access to both the stunning Peak District and the vibrant Sheffield City Centre, this property is perfect for those seeking convenience and lifestyle.

The lounge provides a comfortable living area through to a kitchen with fitted units. The double bedroom benefits from a fitted wardrobe, and the bathroom has a walk in shower. Residents also have access to a communal laundry room for added convenience.

Outside, parking is available on a first come, first served basis. The property is offered unfurnished and is available to non smokers. Council Tax is Band A, and the Energy Performance Certificate is currently awaited.

Early viewing is highly recommended—get in touch today to arrange yours.

AVAILABLE NOW ***WATER & HEATING IS AN EXTRA £50PCM***



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	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	
EU Directive 2002/91/EC	

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