

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Cross Bedford Street

Sheffield, S6 3BS

£950 Per Calendar Month



Hunters Crookes are delighted to market a two bedroom apartment with a reserved parking space situated on the top floor of the popular development of Philadelphia House. Located on the edge of Kelham Island, packed with restaurants and bars, plus access to local Supermarkets and public transport links including the Supertram Network. Entry to the building via secure external gate and intercom into the lobby. The apartment, which is rented unfurnished, has a large entrance hallway with two handy storage cupboards. Bright and spacious open plan lounge/kitchen/diner with dual aspect windows, one of which is floor to ceiling, letting in plenty of light throughout the day. The kitchen has a good range of wall and base units with integrated appliances including an electric oven, hob, washing machine and a dishwasher. Space for a freestanding fridge freezer. Two double bedrooms and family bathroom with bath with shower over, W/C and sink basin.



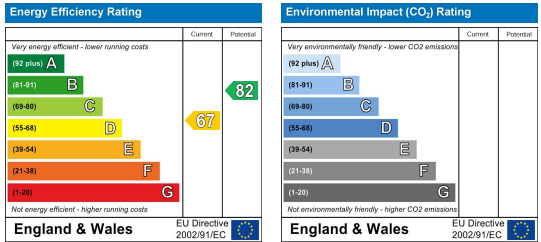
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.