

# HUNTERS®

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## Brook Hill

Thorpe Hesley, S61 2TB

£795 Per Calendar Month



Nestled in the charming area of Brook Hill, Thorpe Hesley, this delightful two-bedroom duplex flat offers a perfect blend of modern living and convenience. Upon entering, you are greeted by a spacious hallway on the ground floor, which presents an excellent opportunity for a home office or a generous cloakroom.

Ascending the stairs, you will find a well-appointed apartment that boasts a sleek kitchen equipped with fitted appliances, making it ideal for culinary enthusiasts. The contemporary bathrooms and the generous dimensions throughout the flat ensure a comfortable living experience, while the neutral decor provides a blank canvas for personalisation. Residents can also enjoy the communal outdoor gardens, which feature a large decked area, perfect for relaxation or social gatherings. Additionally, the property comes with allocated parking, adding to the convenience of this lovely home.

Briefly comprising own entrance, large hallway area, open plan kitchen/living/diner, master bedroom with fitted wardrobes and ensuite, further second bedroom and bathroom.

Situated close to local amenities and shops, this property is only minutes away from Junction 35 of the M1, providing direct access to Sheffield, Rotherham, and Barnsley. This location is perfect for those seeking a balance of quiet, amenities and accessibility. Whether you are new to rentals or looking to downsize, this duplex flat is a wonderful opportunity not to be missed.



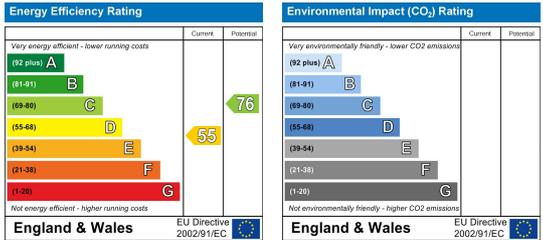
### Area Map



### 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.