

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Nettleham Road

Sheffield, S8 8SW

£900 Per Calendar Month



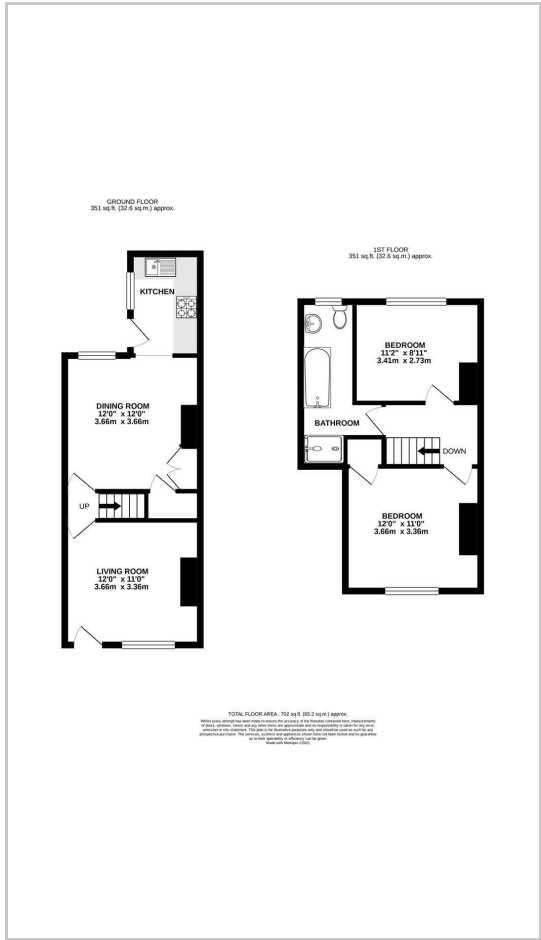
HUNTERS CROOKES are delighted to market this larger than average mid terrace house located in the ever popular residential area of Woodseats. The property, which benefits from UPVC and double glazing briefly comprises; front living room with feature fireplace and decorative coving, inner lobby with stairs to the first floor, rear dining room with access to a cellar and a modern off shot kitchen. To the first floor is the landing, two double bedrooms and bathroom with bath, separate shower cubicle, wash basin and W.C which is located over the rear of the shared passageway. Externally the property has a front fore garden whilst to the rear is a low maintenance end terrace style garden which makes an ideal space for alfresco dining.



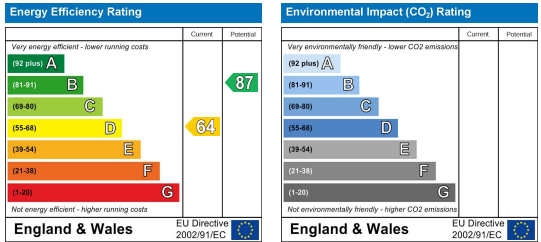
# Area Map



# 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.