

41 St Francis Close, Sandygate, Sheffield, S10 5SX
£1,175 PCM
Council Tax Band: C

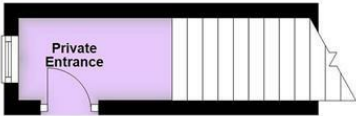
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A stunning, larger than average two double bedroom, two bathroom first floor apartment which is situated within this popular development and enjoys its own private entrance. Perfect for professionals, the property enjoys modern styling throughout and includes an allocated parking space. Positioned near to regular bus routes giving easy access to the universities, hospitals and the city centre, there are also a wealth of shops and amenities in nearby Crosspool. With double glazing and electric heating throughout, the property in brief comprises; Private entrance lobby with staircase rising to the hallway with storage, a spacious living room with bay window, kitchen with integrated units, two double sized bedrooms (the master with en-suite shower room) and a bathroom. Outside, the property is surrounded by communal gardens, pathways and there is an allocated parking space and visitor bays available. A viewing is highly recommended to appreciate the accommodation on offer. Available immediately on an unfurnished basis. Holding fee is £271.00. The full deposit due is £1355.00. Council tax band C.

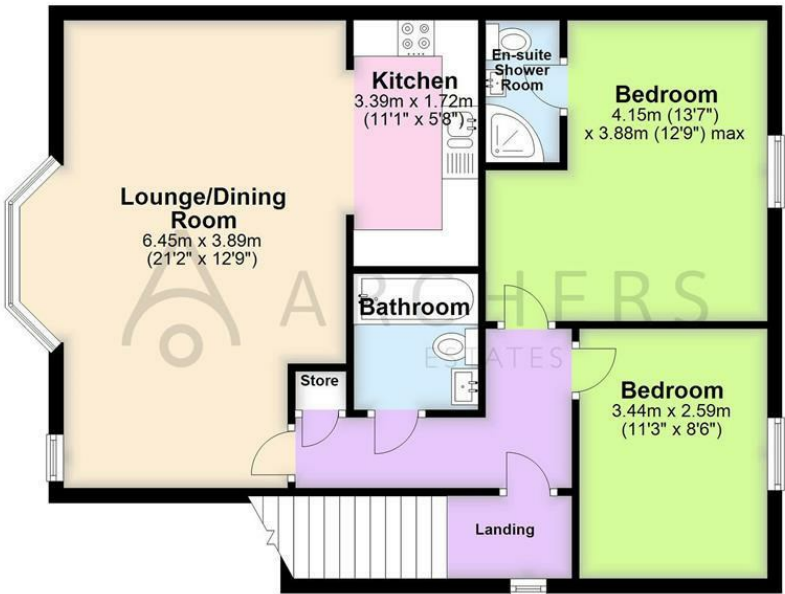
Ground Floor

Approx. 4.5 sq. metres (48.2 sq. feet)



First Floor

Approx. 70.9 sq. metres (763.3 sq. feet)



Total area: approx. 75.4 sq. metres (811.5 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Plan produced using PlanUp.



41 St. Francis Close, Sheffield



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	81
(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		