



# The Lettings Boutique



159 Edmund Road, Sheffield, S2 4EG  
£74



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- Smart TV
- Dishwasher

- Washer and dryer
- Comfy Sofa



Key Features: **\*\*SAVE RENT OVER THE SUMMER!\*\*** Reserve before Easter for HALF RENT in July & August, Washer/Dryer | Smart TV | Furnished | No Ground Floor Bedrooms | American-style fridge/freezer.

#### Description:

The Lettings Boutique are delighted to offer this spacious 3-bedroom property on Edmund Road, ideally located just off Bramall Lane and close to Shoreham Street. The property is perfectly positioned for Sheffield Hallam University City Campus, with the train station, gym and Sheffield city centre all within easy walking distance, making it an excellent choice for students.

The accommodation briefly comprises:

Separate lounge featuring a comfortable sofa, coffee table and Smart TV, a great space to relax or socialise with housemates.

Modern fitted kitchen equipped with a microwave, American-style fridge/freezer, integrated oven and hob, and washer/dryer, with plenty of storage and



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