

11 Sheafside Archer Mews, Millhouses, Sheffield, S8 0JY
£1,250 Per Month
Council Tax Band: C

 **ARCHERS**
ESTATES



A stunning, recently built two bedroom top floor apartment which is located in this private development near to Abbeydale Road. Perfect for professionals, the property enjoys spacious rooms throughout, an open plan living area and an allocated parking space to the front of the building. Situated within close proximity to a wealth of shops, cafes and amenities including Archer Road retail park, the property is also within easy reach of the city centre, peak district, universities and hospitals thanks to regular bus routes nearby. With electric heating and upvc double glazing, the property in brief comprises; secure communal entrance lobby with intercom system and staircase rising to the second floor. Inside the apartment there is a spacious L-shaped hallway with a large storage area, an open plan living room/kitchen with modern fittings and integrated appliances, two spacious bedrooms and a tasteful bathroom. Outside, the development has a communal garden to the rear and an allocated parking space to the front. A viewing is highly recommended, contact Archers Estates to book your visit today! Holding fee is £288.46, the full deposit due is £1442.00. Council tax band C. Available Mid November on a furnished basis.



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Total area: approx. 58.5 sq. metres (629.4 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 mis-statement. 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	74
(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		