

Flat 4 Cliffe House Whitworth Road, Ranmoor, Sheffield, S10 3HD  
£1,500 Per Month  
Council Tax Band: C



A stunning, larger than average two double bedroom first floor apartment which forms part of this characterful converted residence. Perfect for professional singles or couples, the property has recently undergone a scheme of redecoration throughout and combines modern fittings with original charm! Situated on a quiet tree lined road in the heart of Ranmoor, the property is within easy reach of Universities, Hospitals and the City Centre, and a wealth of shops and cafes in nearby Crosspool, Nethergreen and Broomhill. With gas central heating and intercom access for additional security, the property in brief comprises; Communal lobby area, entrance hallway with ample storage, a spacious living room with high ceilings and a dual aspect outlook, kitchen with modern fittings, two double sized bedrooms and a modern bathroom with four piece suite. Outside, the property is set within mature communal grounds and has an allocated parking space. A viewing is highly recommended to appreciate the accommodation on offer - contact Archers Estates to book your visit today! Available Mid May on a furnished basis. Holding fee is £346.00, the full deposit due is £1730.00. Council tax band C.

41 Sandygate Road, Sheffield, South Yorkshire, S10 5NG  
01142 683833  
info@archerstates.co.uk  
www.archerstates.co.uk

**Ground Floor**

Approx. 0.0 sq. metres (0.0 sq. feet)



**First Floor**

Approx. 86.0 sq. metres (925.7 sq. feet)



Total area: approx. 86.0 sq. metres (925.7 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		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		73	82
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	