

243 Myrtle Road, Meersbrook, Sheffield, S2 3HH  
£950 PCM  
Council Tax Band: A



This most appealing 2 double bedroom period terrace is located in this popular and convenient location with excellent access to local shops and the city centre. It is well presented with smart modern kitchen and bathroom fittings, has gas central heating, UPVC double glazing a pretty rear courtyard garden and briefly comprises: Entrance Lobby, Lounge (11'6" x 11'5") with log burner, Dining Room open to Smart Modern Kitchen (20'5" x 12'4" max) with a stylish range of units and appliances, Cellar Store, Bedroom No. 1 (13'8" x 11'5"0, Bedroom No. 2 (10'4" x 10'4"), Stylish Modern bathroom with white suite. PART FURNISHED - AVAILABLE EARLY MAY - Holding fee is £219.00, the full deposit due is £1096.00. Council tax band A.



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Total area: approx. 86.8 sq. metres (934.2 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.

243 Myrtle Road, Sheffield

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	55	57
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	