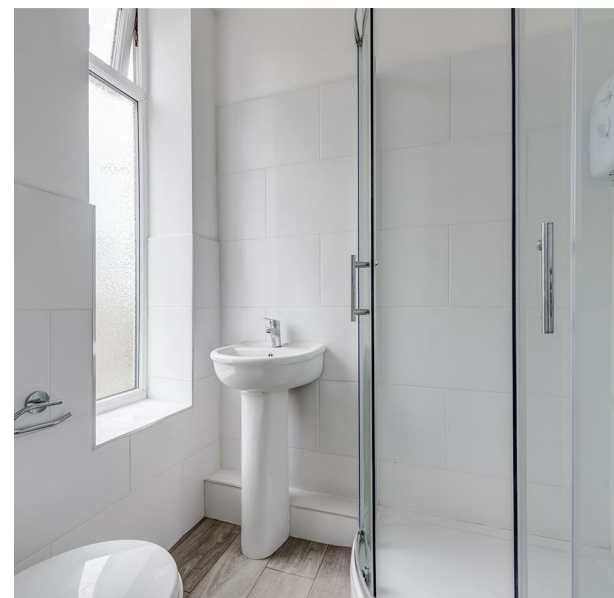
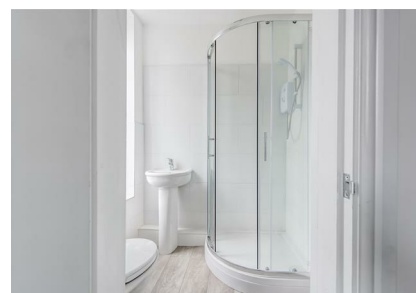
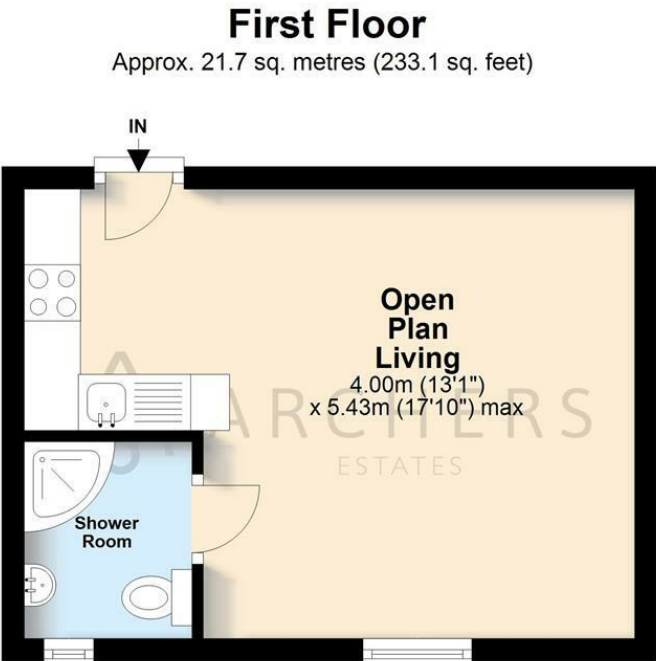


Flat 2, 253 Cemetery Road, Sharrow, Sheffield, S11 8FS
£695 PCM
Council Tax Band:



This stunning, converted 1st floor studio flat is situated in this most convenient location within easy walking distance of the city centre and the full range of facilities on Ecclesall Road. Finished to a high standard with UPVC double glazing, stylish kitchen and bathroom fittings, tasteful decor and efficient electric heating it briefly comprises: Communal Hallway with stairs to 1st floor, Studio / Living Room 13' x 17'10" max. well equipped kitchen off with oven, hob and fridge, Stylish Modern Shower Room. GREAT LOCATION, EXCELLENT FINISH - NOT TO BE MISSED. UNFURNISHED, AVAILABLE NOW. Council Tax Band A, Holding Fee is £160.00 Full deposit due is £801.00.



Total area: approx. 21.7 sq. metres (233.1 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.

Flat 2, 253 Cemetery Road, SHEFFIELD



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

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		
England & Wales		
EU Directive 2002/91/EC		