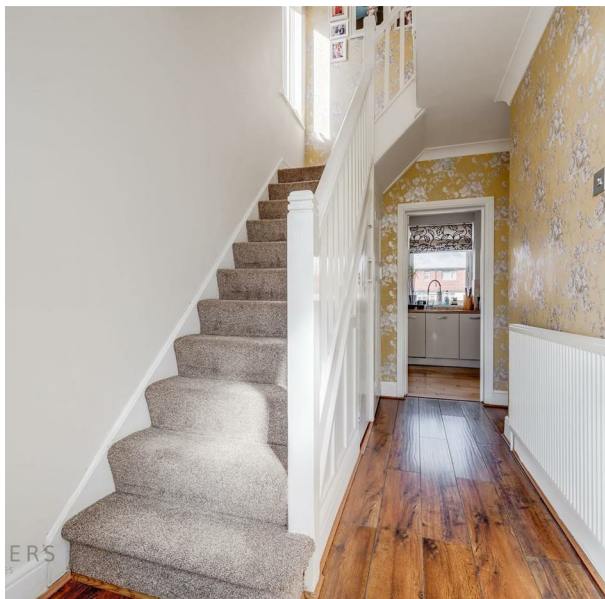


21 Delph House Road, Crosspool, Sheffield, S10 5NR
£1,350 PCM
Council Tax Band: C



A beautifully presented three bedroom semi detached home which is located on this popular street in the heart of Crosspool and benefits from a large rear garden! Perfect for the professional family, this modern styled home is ideal for commuting to the Universities, Hospitals or City centre and is also located within the catchment area for Lydgate and Tapton school. The home is also within close proximity to a host of shops, cafes, amenities and the open countryside including the Peak District. In brief, the property comprises; Entrance Hallway with storage cupboard, spacious bay fronted Lounge and open plan Dining Kitchen with modern fittings and direct access to the rear garden. To the first floor there is a Landing area, three good sized Bedrooms and a stylish four piece family Bathroom. Outside, there is a driveway to the front and shared access to the side leads to the rear garden, where there is a larger than average lawn with raised decking and a detached garage. A viewing is highly recommended to appreciate the accommodation on offer, contact Archers to book your visit today!

Available mid June on an Unfurnished basis. Holding fee is £311.00, the full deposit due is £1557.00. Council tax band C.



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.

21 Delph House Road, Sheffield



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	65	80
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	