



## Rent -

A super, well proportioned three double bedroom traditional mid terrace property in an excellent location.

from Spencer.

- AVAILABLE NOW
- · Three double bedrooms
- Furnished
- · Beautifully presented throughout
- Modern fitted kitchen
- . Council Tax Band- B
- . EPC Rating -D
- Security Deposit £1,380
- Holding Deposit £275
- 12 Month Tenancy











## £1,200 PCM

**PCM** 









## Floorplan





+44 (0)114 268 3682 info@spencersestateagents.co.uk

469 Ecclesall Road, Sheffield, S11 8PP SpencersEstateAgents.co.uk **y** SpencersAgents

SpencersAgents

■ SpencersEstateAgents

All enquiries and negotiations conducted via the Spencers office. We are obliged under the Estate Agent Act 1991 to qualify all offers and an independent mortgage consultant will speak to you to substantiate your details. The particulars are set out as a general outline only for guidance and do not constitute part of an offer or contract. Measurements are given in good faith and believed to be correct. Any prospective buyer should satisfy themselves as to the correctness of all statements and should not rely on them as representation of fact. no person in the employment of Spencers has any authority to make or give representation or warranty whatever in relation to this property.

Viewing: Via the Agents

 $Spencers\,Agents\,Ltd, 469\,Eccles all\,Road, Sheffield\,St1\,8pp\,|\,Registered\,in\,England\,No.\,7565948$