



Spencer.

Cardoness Road, Crosspool, S10

Rent —

Stunning 3-bed semi in Crosspool with  
driveway, S10

— from *Spencer.*

- AVAILABLE NOW
- 3 Bedroom Semi
- Carport for storing bins
- Holding Deposit £300
- Security Deposit £1500
- EPC Rating D
- Council Tax Band C
- 12 Month Tenancy
- Unfurnished

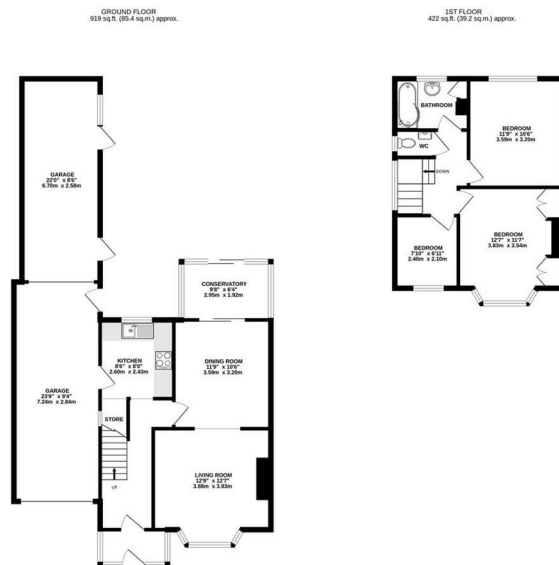


**£1,300**

PCM



# Floorplan



**TOTAL FLOOR AREA: 1341 sq ft (124.6 sq m) approx.**

While every effort has been made to ensure the accuracy of the foregoing measured floor measurements, all dimensions, figures and any other facts are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The purchaser, supplier and agent shall have and shall be held to be responsible for any error or omission in the foregoing measurements and any other facts.

**Spencer.**

+44 (0)114 268 3682  
[info@spencersestateagents.co.uk](mailto:info@spencersestateagents.co.uk)  
 469 Ecclesall Road, Sheffield, S11 8PP  
[SpencersEstateAgents.co.uk](http://SpencersEstateAgents.co.uk)

**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 Ecclesall Road, Sheffield S11 8PP | Registered in England No. 7565948