



303a Ecclesall Road, Sheffield S11 8NX £1,235 Per Calendar Month

Sharers / Student accommodation - Furnished 3 bedroomed flat with large balcony situated opposite M&S on Ecclesall Road and above Wizard Guitars. Close to local bars, restaurants, parks and public transport and benefitting from double glazing and central heating.

Hall

Entrance door with stairs leading up to first floor living room, Open plan living room 5.03m (16'6") x 4.93m (16'2") max with leather sofas and flat screen TV and coffee table and storage cupboard. Kitchen Area 3.00m (9'10") x 2.76m (9'1") Fitted with a matching range of base wall units, stainless steel sink, electric oven, hob, extractor, microwave, washer dryer, dishwasher and tall fridge freezer.

Glazed door to large rear facing paved terrace area.

Shower Room - Fitted with three piece suite comprising of large shower enclosure with electric shower, vanity wash hand basin with cupboard below, mirrored wall cabinet, low level WC, heated towel rail and ceiling spot lights.

Bedroom 1 3.75m (12'4") x 3.58m (11'9") - Front facing room with double bed, Ikea wardrobe, chest of drawers, desk, chair, bedside cabinet and blackout blind to window.

Second Floor

Landing, Doors leading to bedrooms.

Bedroom 2 3.85m (12'8") x 3.50m (11'6") - Rear facing bedroom with double bed, Ikea wardrobe, chest of drawers, desk, chair, bedside cabinet and blackout blind to window.

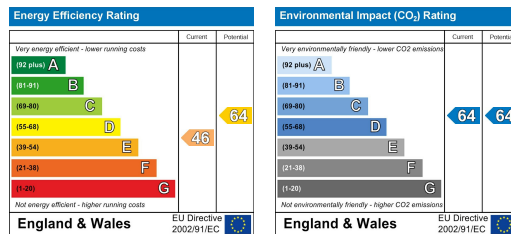
Bedroom 3 3.66m (12') max x 3.58m (11'9") - Front facing bedroom with double bed, Ikea wardrobe, chest of drawers, desk, chair, bedside cabinet and blackout blind to window.

Deposit - £1200

Energy Efficiency Rating E



This floor plan is for illustrative purposes only and is not to scale. Where measurements are shown, these are approximate and should not be relied upon. Total square area includes the entirety of the property and any outbuildings/garages. Sanitary ware and kitchen fittings are representative only and approximate to actual position, shape and style. No liability is accepted in respect of any consequential loss arising from the use of this plan. Reproduced under licence from Evolve Partnership Limited. All rights reserved.
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