



## 57 Queens Road, Sheffield

- 3 bed terraced property
- South facing rear garden
- Fitted Kitchen with space for dining table, & a separate utility off
  - Spacious bedrooms & family bathroom
- Working applicants preferred or guarantor essential
- Fantastic location on Queens Road - with parking bay
- Lounge with bay window
- Gas central heating
- AVAILABLE IMMEDIATELY
- Sorry - ideally no pets or smokers

**£950 Per Month**

**HUNTERS®**

HERE TO GET *you* THERE

Nestled on the charming Queens Road in Sheffield, this delightful three-bedroom mid-terrace house offers a perfect blend of comfort and style. Upon entering, you are welcomed into a spacious bay-windowed lounge, complete with a lovely fireplace that creates a warm and inviting atmosphere, ideal for relaxing evenings or entertaining guests.

Fitted kitchen with separate utility area offering space for dining table & chairs ideal for a family.

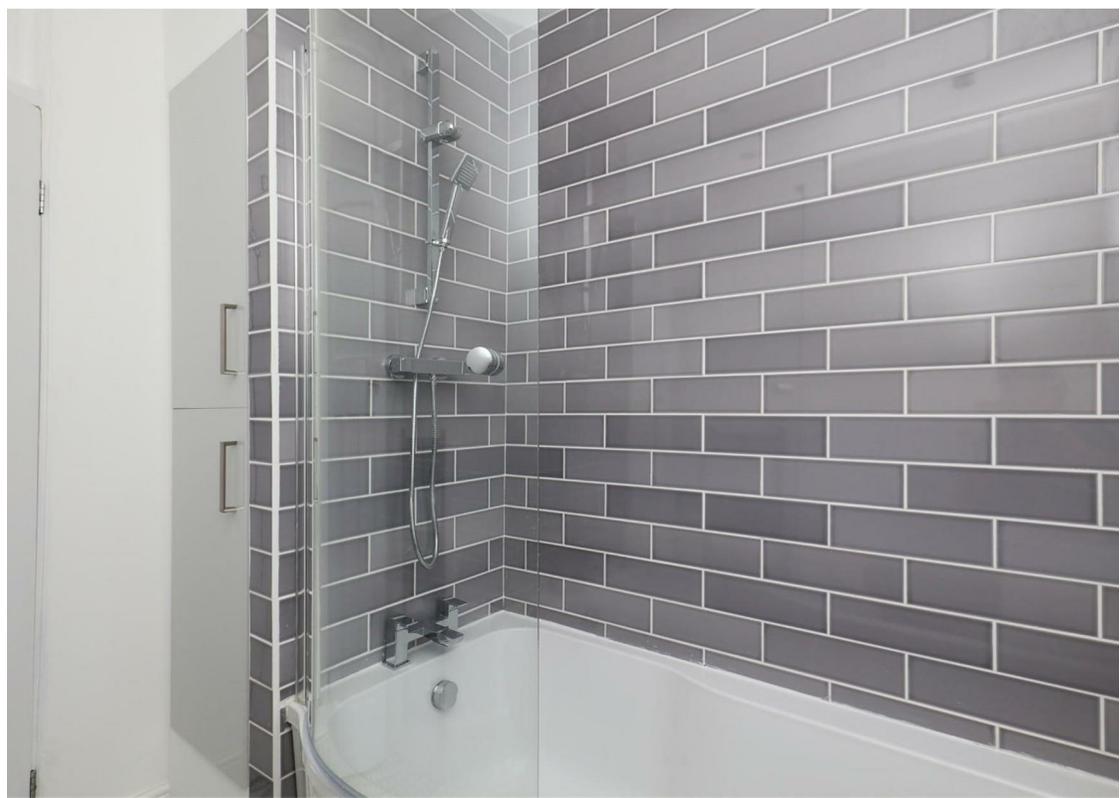
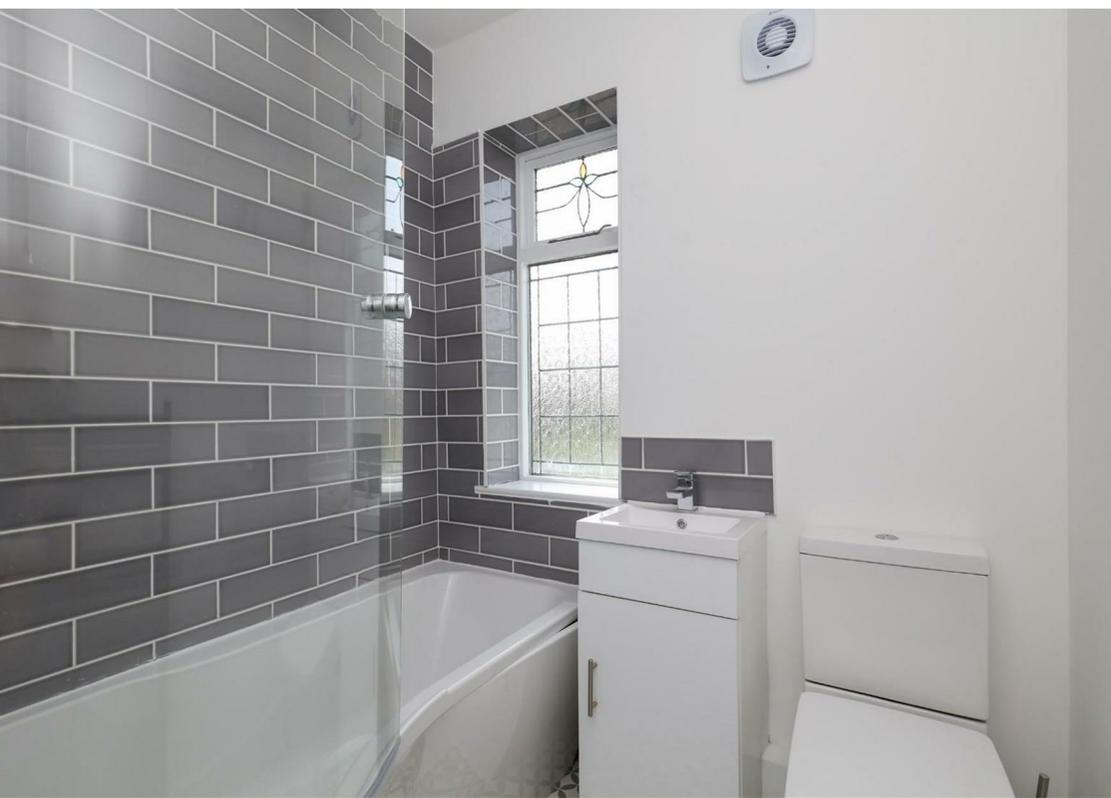
The property boasts three well-proportioned bedrooms, providing ample space for family living or accommodating guests. Each room is designed to maximise natural light, ensuring a bright and airy feel throughout the home. The bathroom features a modern three-piece suite, offering both functionality and comfort.

One of the standout features of this property is the mature south-facing garden, which is perfect for enjoying sunny days. The garden includes a patio area, making it an excellent spot for outdoor dining or simply unwinding in a tranquil setting.

This house is not only a wonderful family home but also a fantastic opportunity for those looking to settle in a vibrant community. With its appealing features and prime location, this property is sure to attract interest. Don't miss the chance to make this charming house your new home.

Working applicants preferred or guarantor essential.  
Sorry - ideally no pets or smokers





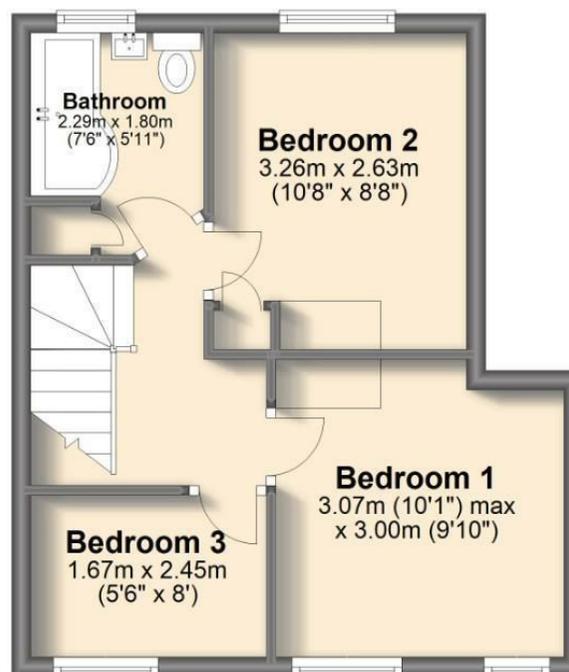
## Ground Floor

Approx. 34.3 sq. metres (369.1 sq. feet)



## First Floor

Approx. 32.0 sq. metres (344.4 sq. feet)



Total area: approx. 66.3 sq. metres (713.5 sq. feet)

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

| Energy Efficiency Rating                    |  | Current                    | Potential |
|---|--|----------------------------|-----------|
| Very energy efficient - lower running costs |  |                            |           |
| (92 plus) <b>A</b>                          |  |                            |           |
| (81-91) <b>B</b>                            |  |                            | <b>83</b> |
| (69-80) <b>C</b>                            |  |                            |           |
| (55-68) <b>D</b>                            |  | <b>56</b>                  |           |
| (39-54) <b>E</b>                            |  |                            |           |
| (21-38) <b>F</b>                            |  |                            |           |
| (1-20) <b>G</b>                             |  |                            |           |
| Not energy efficient - higher running costs |  |                            |           |
| <b>England &amp; Wales</b>                  |  | EU Directive<br>2002/91/EC |           |

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents

## Viewing

Please contact our Hunters Chesterfield Lettings Office on 01246 541253 if you wish to arrange a viewing appointment for this property or require further information.



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