

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE

**471 Longley Hall Road, Sheffield, S5 7EH**

**£725 Per Month**

**Property Images**





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EPC

| Energy Efficiency Rating                    |                            |           |
|---------------------------------------------|----------------------------|-----------|
|                                             | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) A                                 |                            |           |
| (81-91) B                                   |                            |           |
| (69-80) C                                   | 72                         | 77        |
| (55-68) D                                   |                            |           |
| (39-54) E                                   |                            |           |
| (21-38) F                                   |                            |           |
| (1-20) G                                    |                            |           |
| Not energy efficient - higher running costs |                            |           |
| England & Wales                             | EU Directive<br>2002/91/EC |           |

Map



Details

Type: Apartment    Beds: 2    Bathrooms: 1    Receptions: 1    Tenure:

## Summary

AVAILABLE OCTOBER ! Nestled on Longley Hall Road in Sheffield, this delightful second-floor apartment offers a perfect blend of modern living and convenience. Recently refurbished, the property is available for immediate occupancy and features a fresh, contemporary design throughout.

Upon entering, you will be greeted by a spacious living area that provides ample room for both relaxation and dining, making it an ideal space for entertaining guests or enjoying quiet evenings at home. The well-equipped new kitchen boasts modern fittings, ensuring that cooking is a pleasure.

The apartment comprises two generously sized bedrooms, perfect for restful nights. Additionally, there is a large storeroom that can easily be transformed into a home office if needed.. The sizeable bathroom is fitted with an electric shower over the bath, providing both comfort and convenience.

Surrounded by lush grasslands, residents can enjoy the beauty of the outdoors right at their doorstep. The property also features a designated clothes drying area and offers free parking on the street, making it practical for those with vehicles.

Conveniently located within walking distance of the Northern General Hospital, this apartment is well-served by excellent bus routes, ensuring easy access to the wider Sheffield area and beyond. Furthermore, a variety of amenities are just a stone's throw away, enhancing the appeal of this lovely home.

This apartment is an excellent opportunity for anyone seeking a modern, comfortable living space in a vibrant community. Don't miss your chance to make it your own.

## Features

- AVAILABLE IMMEDIATELY • 2 BEDROOM APARTMENT • RECENTLY REFURBISHED • BRAND NEW CONTEMPORARY KITCHEN • FRESH NEUTRAL DECOR • GOOD DIMENSIONS • NEW FLOORING • WALKING DISTANCE OT THE NOTHERN GENERAL HOSPITAL • SERVICED BY GOOD BUS ROUTES • COUNCIL TAX BAND A