

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Coombe Place

Crookes, Sheffield, S10 1FJ

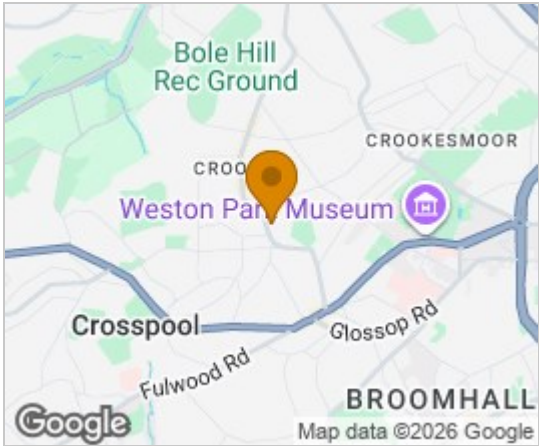
£800 Per Calendar Month



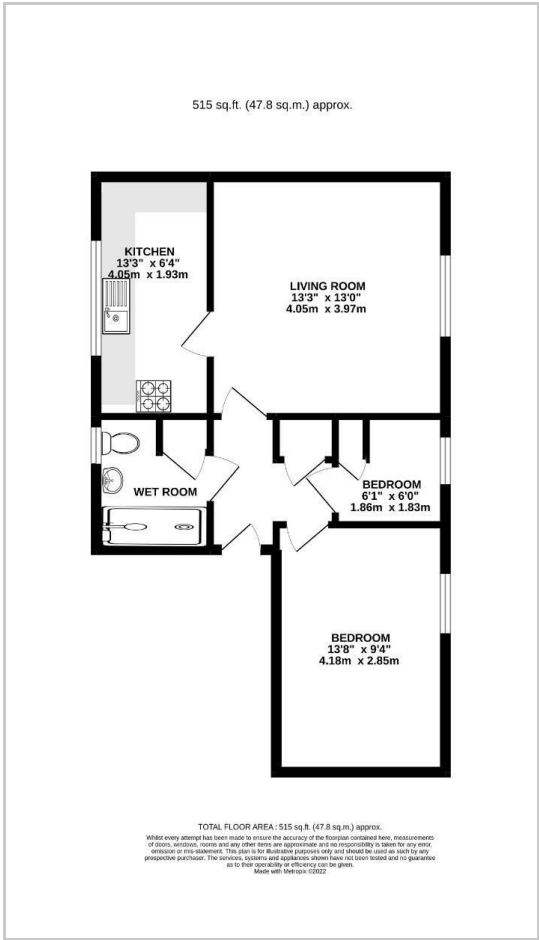
Hunters are delighted to offer this one bedroom first floor flat in Crookes. Coombe Place is situated behind Crookes running parallel, having the benefit of all the shops and public transport nearby. The flat is accessed via a staircase with entrance door which leads to the hallway. Entry to the apartment via secure intercom system. Its own car parking area to the rear offered on a first come first serve basis. The accommodation has been recently decorated and comprises of an entrance hallway with a handy storage cupboard. Open plan lounge/diner with large front facing bay window. Kitchen with a good range of wall and base units with wooden fronts and accompanying worksurfaces, space for a fridge freezer and washing machine. Large double bedroom with a front facing window. Small office/study. The professionally fitted wet room has a walk in shower with splash screen, sink basin and W/C.



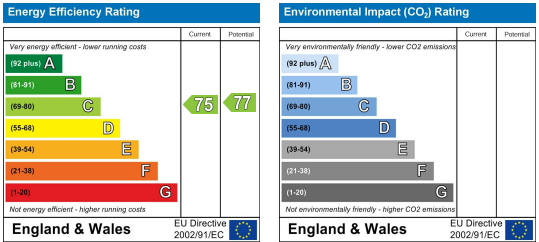
Area Map



Floor Plans



Energy Efficiency Graph



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.