

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Hoole Street

S6 2WR

£1,000 Per Calendar Month



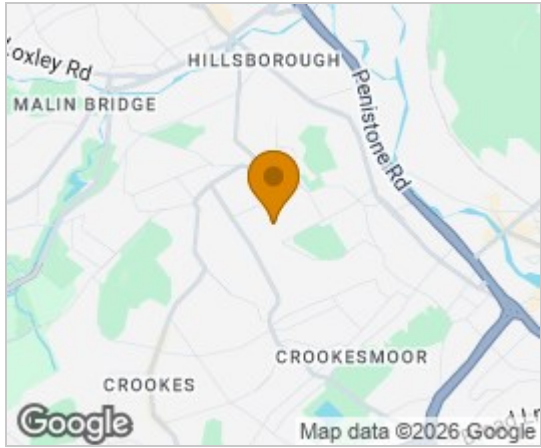
**\*AVAILABLE NOW\*** 3 BEDROOM TERRACE HOUSE CLOSE TO RUSKIN PARK, WALKLEY NEWLY PAINTED THROUGHOUT AND NEW CARPETS

Located just off South Road with plenty of on-street parking, shops, restaurants and schools close by plus great public transport links to Sheffield University, Hospitals and the City Centre.

This stone-fronted property is offered on an unfurnished basis and briefly comprises; living room to the front with electric fire, dining room with cellar access, adjoining off-shot kitchen equipped with gas hob, electric oven, washing machine, ample cupboard space which in turn overlooks the rear yard, front-facing master bedroom with under stair storage, smaller rear-facing bedroom and bathroom with electric shower over bath to the first floor, with a further great sized double bedroom in the attic with rear facing dormer window.



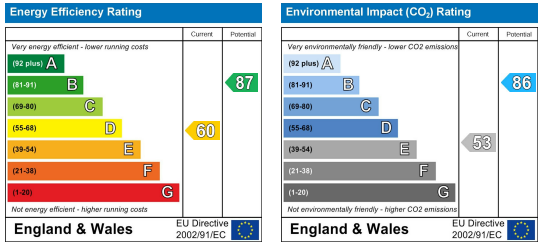
## Area Map



## 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.

Tel: Email: