

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Westbrook Bank

S11 8YJ

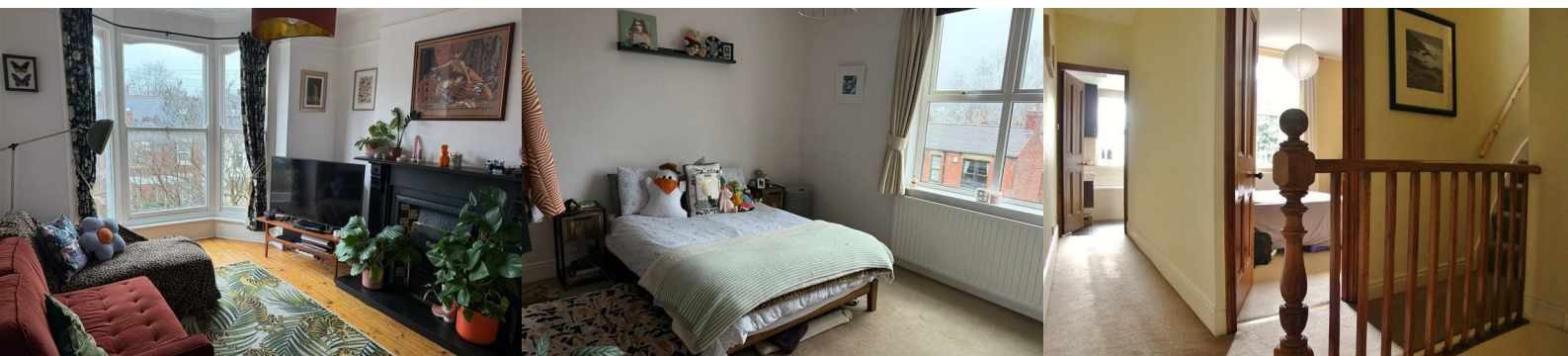
£1,250 Per Calendar Month



\*AVAILABLE MARCH 2025!\* 4 BEDROOMS TERRACE HOUSE WITH ENCLOSED GARDEN, SHARROW VALE.

Located just off Sharrow Vale Road, boasting an excellent position with shops and restaurants on your doorstep, further amenities and bars of Ecclesall Road round the corner and within easy reach of both the General Cemetery Heritage Park and Endcliffe Park, together with great access to and from the City Centre.

Renovated to an exceptional standard and offered on a part-furnished (white-goods only) basis this property briefly comprises; living room with original bay-window, wooden flooring and working coal fire, open-plan dining area with in-built table and double fridge-freezer together with cellar access, fantastically equipped kitchen with induction hob, electric oven, washing machine, dishwasher, ample cupboard space and French windows opening out onto the enclosed rear garden with raised decking and small lawn. To the first floor is the front-facing master bedroom with feature fireplace and under-stair storage, rear-facing double bedroom with feature fireplace and bathroom with separate bath, shower and under-floor heating. A further two bedrooms in the attic, one rear-facing with velux window and one front-facing with original dormer window.



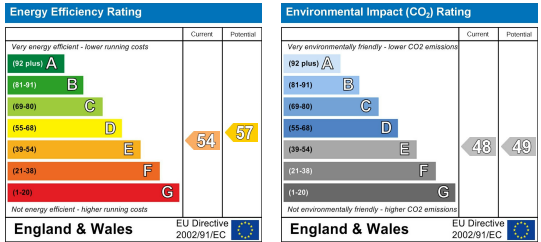
### Area Map



### 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: