

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Lemont Road

S17 4HA

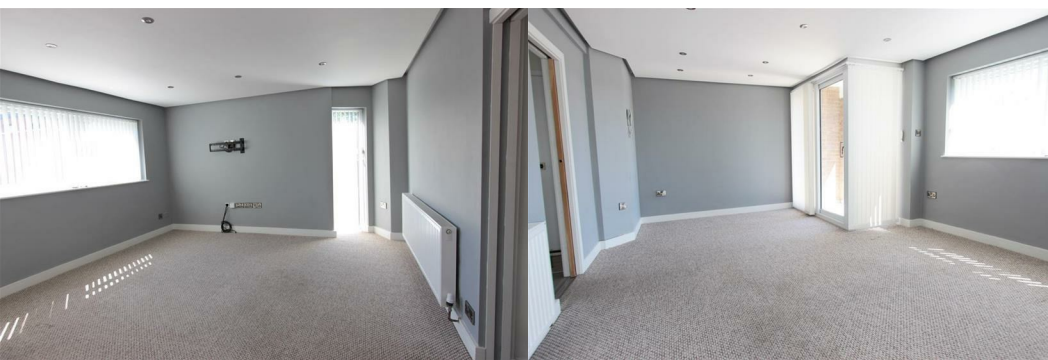
£800 Per Month



**\*AVAILABLE NOW!\* 2 BEDROOM REFURBISHED APARTMENT IN TOTLEY**

Totley Rise is one of Sheffield's premier suburbs and stands on the semi rural fringe of the city, within easy reach of the Peak District National Park, ring road, motorway network as well as the City Centre, Green Oak Park local shops as well as the library and local schools.

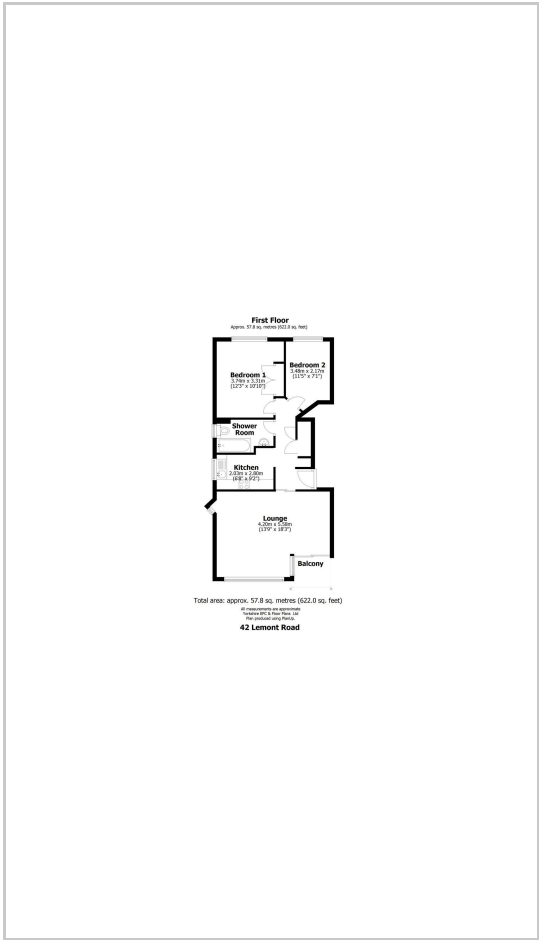
This first floor apartment is offered on a part furnished basis (white goods only) and briefly comprises; living room with a balcony, 2 bedrooms, new kitchen, new bathroom with shower over the bath Externally there are shared private gardens to the rear and on street parking.



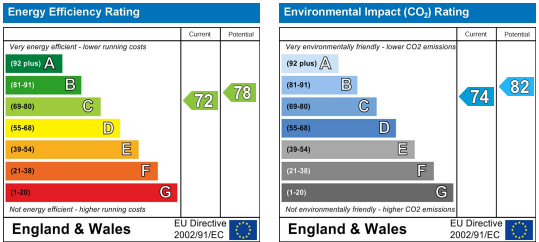
Area Map



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.

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