



## Hangingwater Road

S11 7ES

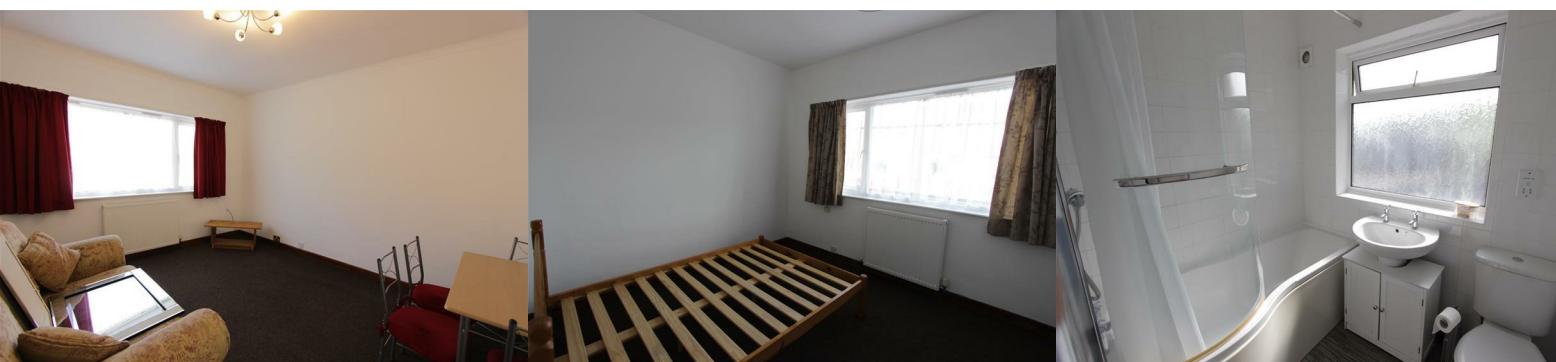
£875 Per Calendar Month



\*AVAILABLE APRIL 2025!\* 2 BEDROOM APARTMENT WITH BALCONY & OFF-STREET PARKING, NETHER GREEN

Located on Hangingwater Road in small residential development, this property is well placed for access to a wide range of local amenities and reputable local schools, within walking distance of Whitely Woods and Endcliffe Park and only a short distance from both Ecclesall Road and the City Centre.

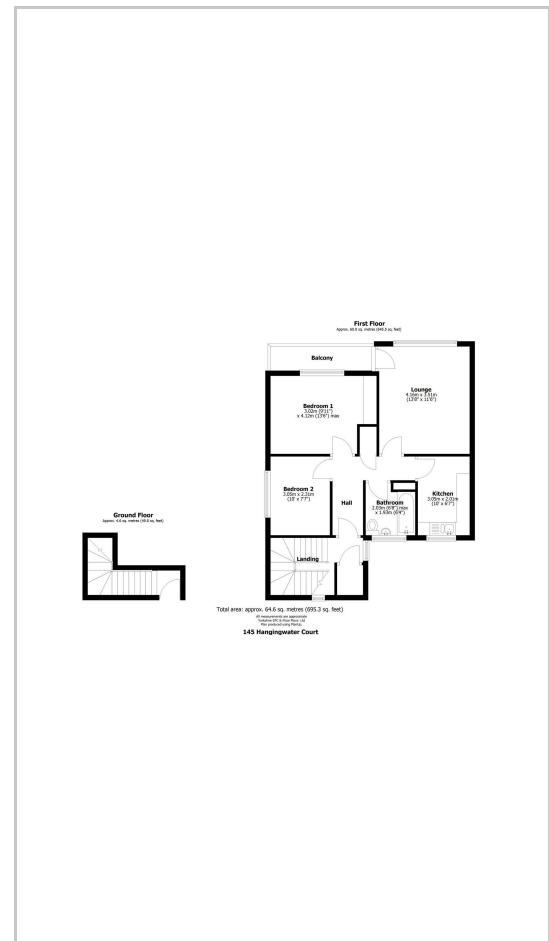
This first-floor apartment is offered on a partly-furnished basis and briefly comprises; own private, lockable entrance stairs with storage cupboard, hallway with further built-in storage, front-facing living room including sofa, dining table with chairs and a coffee table with access to the private balcony, brand newly fitted kitchen equipped with electric hob and oven, and a breakfast bar, front-facing master bedroom with in built hanging space and double bed, smaller rear-facing second bedroom with double bed and bathroom with shower over bath, wash basin and toilet. Also benefits from a small communal garden, off-street parking to the rear.



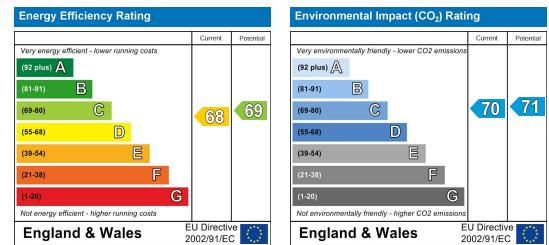
## Area Map



## 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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