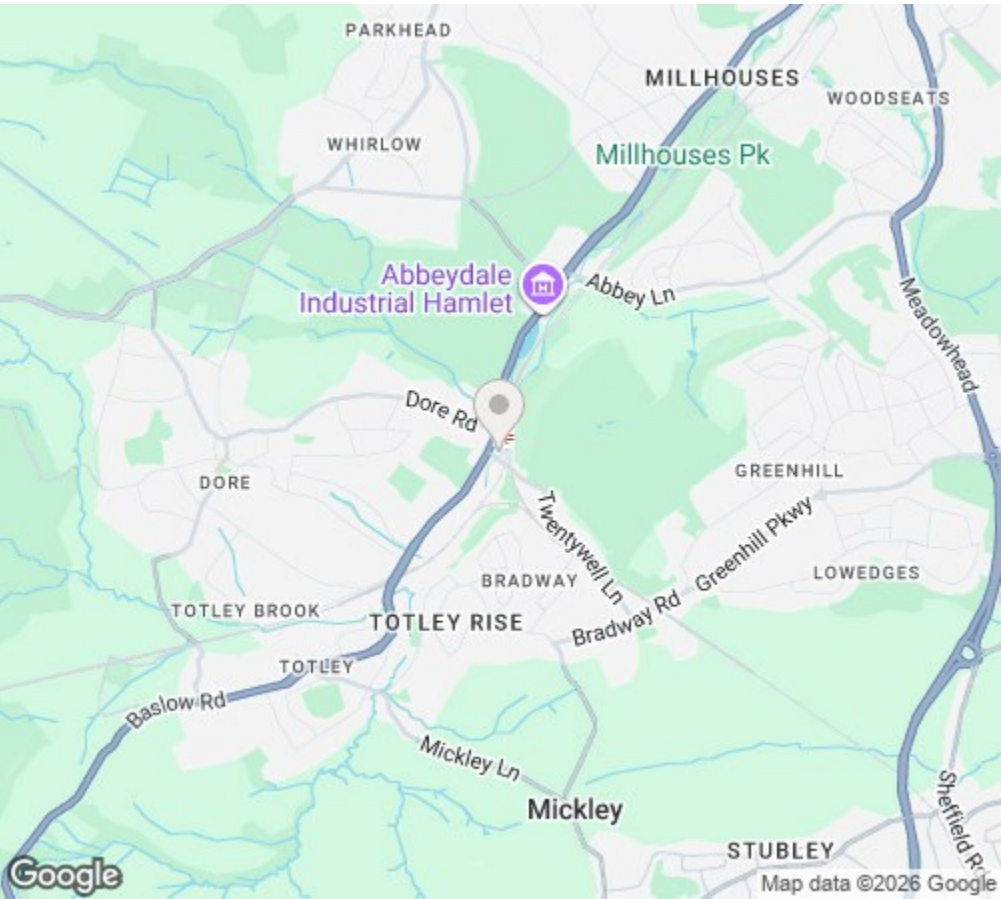




Viewings
Viewings by arrangement only.
Call 0114 483 0038 to make
an appointment.

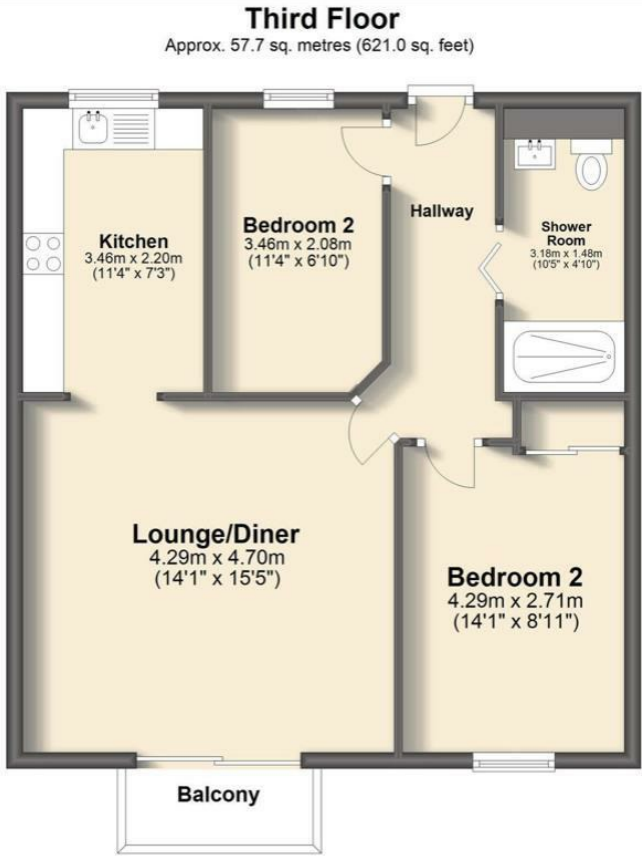
Vendors Comments
Add text here

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



9 Woodbank Court Ladies Spring Drive, Sheffield, S17 3LQ
£995 Per month

- Stunning top floor apartment in sought after S17 block
- Available for immediate occupation
- High quality furniture included
- Balcony with attractive views
- Ideal for single occupant or professional couple
- Very close to Dore train station
- Immaculately presented and upgraded by current owner
- Very modern kitchen and shower room
- Garage included
- EPC Grade C



Total area: approx. 57.7 sq. metres (621.0 sq. feet)

9 Woodbank Court Ladies Spring Drive, Sheffield S17

310

STUNNING, two bedroom TOP FLOOR apartment in a HIGHLY SOUGHT AFTER block in S17, VERY CLOSE TO DORE TRAIN STATION! This property is AVAILABLE FOR IMMEDIATE OCCUPATION and truly needs to be viewed to be fully appreciated. IMMACULATEDLY PRESENTED and UPGRADED by the current owner, with a VERY MODERN kitchen and shower room, HIGH QUALITY FURNITURE in situ and a BALCONY enjoying ATTRACTIVE VIEWS. Apartments of this standard in this location rarely come to the rental market. Ideal for a single occupant or professional couple and located extremely close to an abundance of local amenities, with Dore train station a very short walk away for easy commuting. In brief the accommodation comprises: entrance hall, large living room / dining room with access to the balcony, kitchen, two bedrooms and a very modern shower room / WC. Garage included. An early viewing is highly recommended to avoid disappointment. EPC Grade C.

 2

 1

 1

 C

Council Tax Band: B

