

FURNISHED



House - Terraced

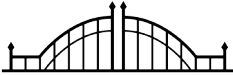
# ABBEYDALE ROAD, SHEFFIELD, S7

## £1,500 PCM

### FEATURES

- Prime location on Abbeydale Road, close to London Road and City Centre
- Fully furnished throughout, including TVs in every room
- Four spacious double bedrooms
- Modern open-plan kitchen and dining area with white goods included
- Two contemporary bathrooms
- Gas combi boiler and UPVC double glazing for efficiency
- Low-maintenance private garden with paving and artificial grass
- Excellent local amenities



  
**HIGHGATES**  
SALES & LETTINGS

Situated on Abbeydale Road, just a short walk from London Road and within easy reach of the City Centre, this fully furnished property offers the ideal blend of space, comfort, and convenience, perfect for students or group of professional sharers.



The ground floor features a spacious double bedroom alongside an open-plan kitchen and dining area, complete with all white goods. This bright and welcoming space serves as the social hub of the home, ideal for cooking, dining, and relaxing.

On the first floor, you'll find a generously sized double bedroom with a large under-stairs wardrobe, as well as two modern bathrooms. The second floor offers two further double bedrooms, providing plenty of space.

Tastefully decorated and fully furnished throughout, the property includes everything from window coverings to TVs in every room. Efficient heating is provided by a gas combi boiler, complemented by UPVC double glazing. With an EPC rating of D, the property offers good energy efficiency to help keep running costs manageable.

The outdoor space is equally impressive, featuring a private garden designed for low maintenance with a combination of paving and artificial grass, an ideal spot for social gatherings.

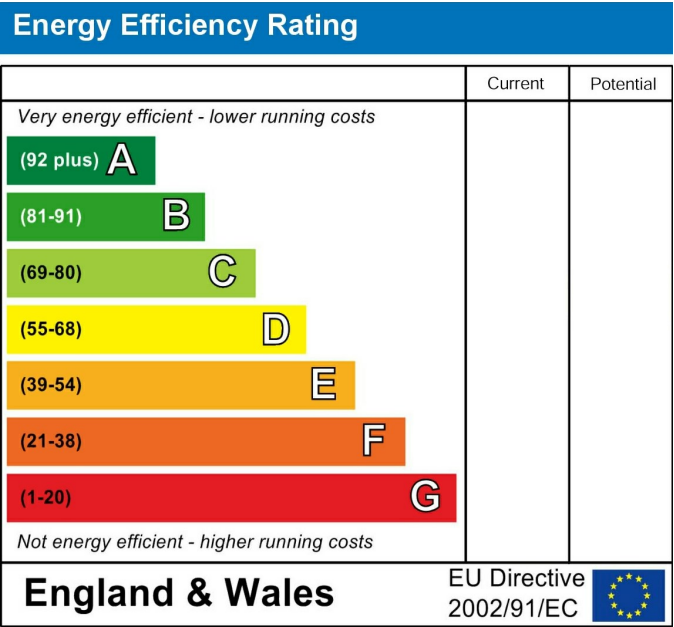
One of the key highlights of this property is its fantastic location. Residents enjoy easy access to the city centre's wide range of amenities, including restaurants, shops, supermarkets, fitness centres, and entertainment options. Excellent transport links via London Road and Abbeydale Road ensure convenient commuting and connectivity.

Whether you're a group of friends or colleagues seeking shared accommodation, this home presents a rare opportunity to enjoy generous, fully furnished living in a thriving, well-connected area.

Holding Deposit: £323.07  
Council Tax Band: A  
EPC Rating: D

Call us on  
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Council Tax Band  
**A**



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

