

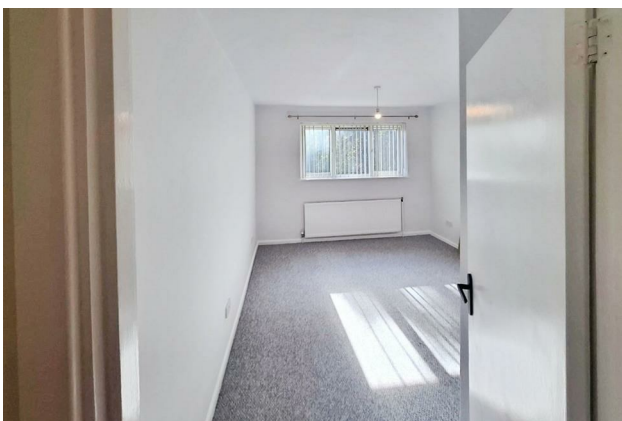
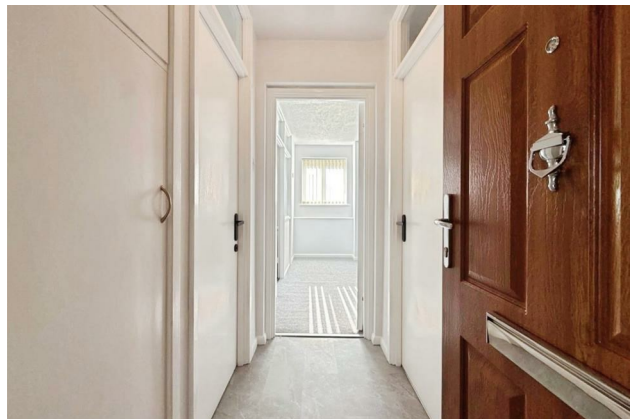
# HUNTERS®

HERE TO GET *you* THERE

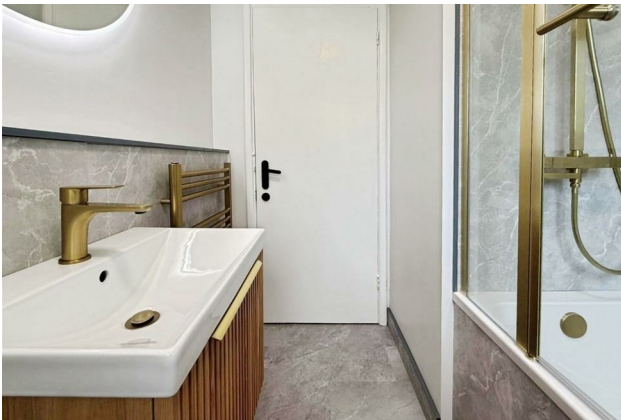
**34 High Street, Ecclesfield, Sheffield, S35 9UD**

**£675 Per Month**

**Property Images**



## Property Images

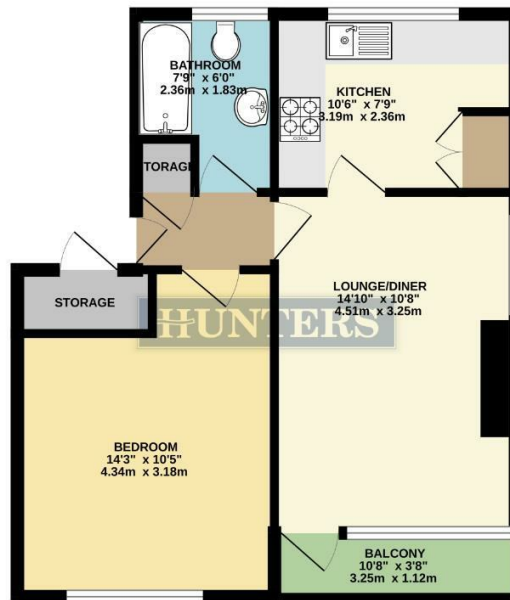


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## Floorplan

GROUND FLOOR  
455 sq.ft. (42.3 sq.m.) approx.

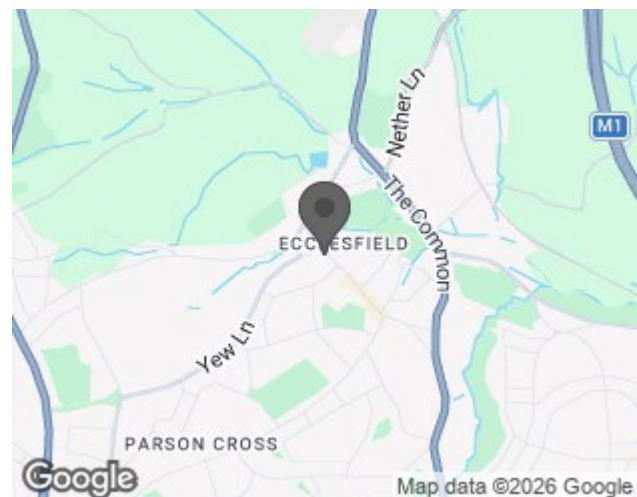


TOTAL FLOOR AREA - 455 sq.ft. (42.3 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of items, fixtures, fittings and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropac (2025)

## EPC

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            | 70                      | 70        |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

## Map



## Details

Type: Flat Beds: 1 Bathrooms: 1 Reception: 1 Tenure:

## Summary

AVAIL OCT! Nestled in the heart of Ecclesfield, Sheffield, this spacious 1 bed 2nd floor flat offers a delightful living space, perfect for tenants looking for a comfortable and well-proportioned home. This property boasts generous dimensions throughout, creating a comfortable and inviting atmosphere.

The flat has been refurbished throughout, with fresh white decor and new flooring creating a bright, modern feel ready to move straight into. The kitchen has been upgraded, and the new bathroom has been finished to a sumptuously stylish standard. A large landing storage cupboard provides useful extra storage, with plenty of further built in storage within the flat. The living area is complemented by a private balcony, providing a lovely outdoor space to enjoy fresh air and views of the surrounding area.

Please note that access to the flat is via stairs, as there are no lifts in the building.

Conveniently located on the High Street, this flat is within walking distance of a variety of amenities, ensuring that daily necessities are easily accessible. Additionally, the property benefits from a good commuter location, minutes away from the M1 and on good bus routes, making it ideal for those who travel for work or leisure.

Briefly comprising entrance hallway, lounge/diner, kitchen, bedroom, bathroom, balcony and a landing store room.

Available to move in from the beginning of October, this beautifully refurbished flat is a must-see for prospective tenants. Book your viewing today!

## Features

- 1 BED APARTMENT • AVAIL OCTOBER • NEWLY REFURBISHED • FRESH WHITE DECOR • NEW FLOORING THROUGHOUT • STYLISH NEW BATHROOM • PRIVATE BALCONY • GOOD COMMUTER LOCATION • WALKING DISTANCE TO AMENITIES • COUNCIL TAX BAND A