



42 Duncan Road, Sheffield S10 1SN

Saxton Mee

Lettings

42 Duncan Road

Per Calendar Month

£1,295 Per Calendar

Available to let is this attractive three bedroom stone fronted mid-terrace recently upgraded to a high specification throughout. Located within easy access of the excellent facilities and amenities of Crookes, charming property with double glazing and central heating.

The property briefly comprises of sitting room, newly fitted dining kitchen and pantry. First floor; master double bedroom, single bedroom two and newly fitted luxury bathroom. Spacious attic double bedroom. Outside to the rear low maintenance landscaped area and brick built store.

UNFURNISHED 12 MONTH TENANCY. Restrictions: No smokers. Energy Efficiency Rating - awaiting information. Council Tax Band A

- Three Bedrooms
- Newly Refurnished
- High Specification Throughout
- Great Transport Links
- Sought After Location
- Available Immediately





While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point, which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. Please note all the measurement details are approximate and should not be relied upon as exact. All plans, floor plans and maps are for guidance purposes only and are not to scale. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT. 'A Life Assurance policy may be requested.' 'Written Quotations of credit terms available on request.'

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