



Pear Tree Cottage Oughtibridge Lane, Oughtibridge, Sheffield S35 8QD



Lettings

# Pear Tree

## Oughtibridge

Per Calendar Month

# £1,250 Per Calendar

An internal inspection is essential to fully appreciate the excellent standard of accommodation on offer within this stunning three bedroom barn conversion enjoying far viewings over the countryside. The property is situated in a fantastic location at the top of Oughtibridge with breathtaking views and meticulously fitted out to a high standard.

The property briefly comprises of; External staircase to first floor, cosy lounge, open plan living dining kitchen. Staircase to lower floor; Master bedroom, double bedroom two, single bedroom three with ensuite and shower room. Outside - Low maintenance garden. Allocated parking for two vehicles.

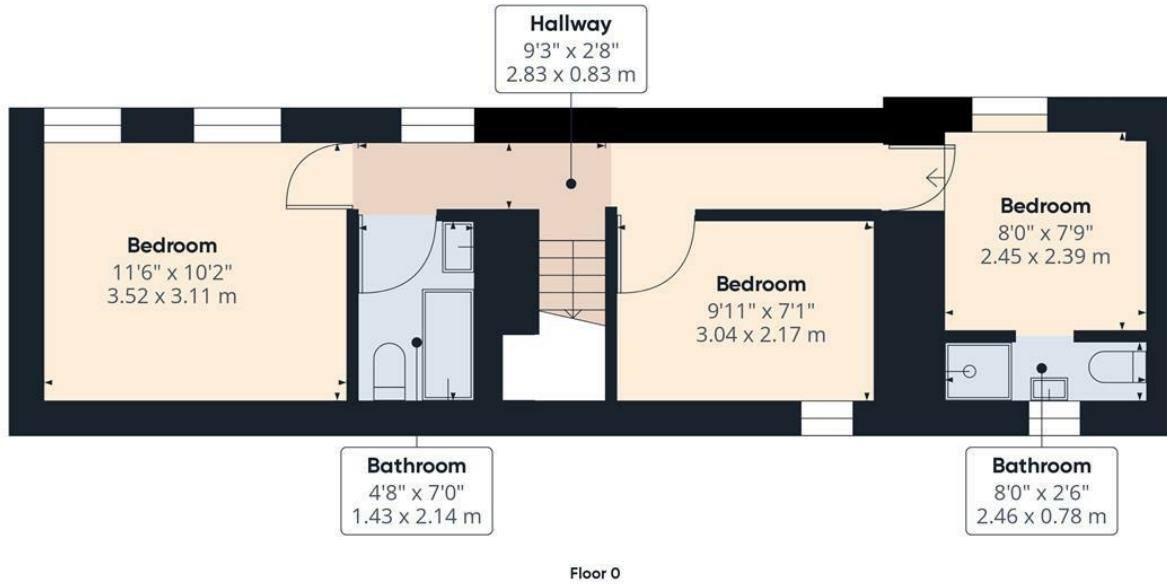
Easy access of amenities and delightful open countryside. Local school catchment of Oughtibridge Primary School and Bradfield Secondary.

FURNISHING NEGOCIABLE 12 MONTH TENANCY. Restrictions: No smokers. Energy Efficiency Rating - Awaiting Information Council Tax Band - Awaiting Information

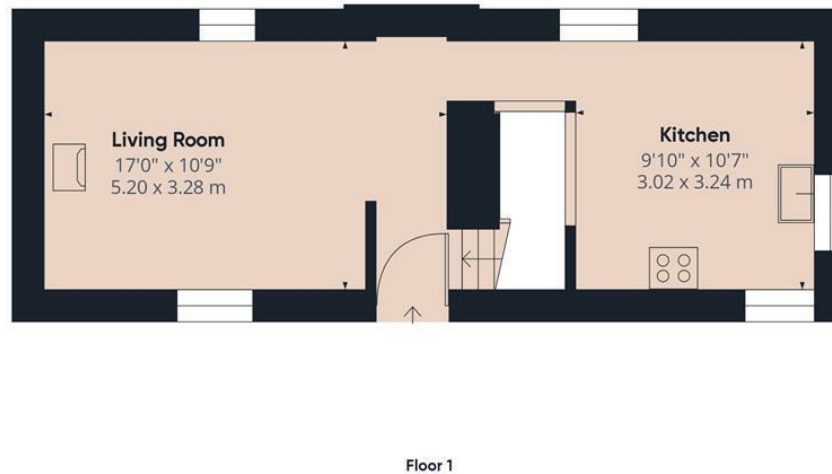


- Sought After Location
- Three Bedrooms
- Allocated Parking For Two Vehicles
- Automatic Electric Gates





Approximate total area<sup>(1)</sup>  
675.31 ft<sup>2</sup>  
62.74 m<sup>2</sup>



(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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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.'