

90 Hoole Street, Walkley, Sheffield, S6 2WR  
£895 PCM  
Council Tax Band: A



A modern and stylish two double bedroom mid terraced home which is located in the heart of Crookes! Perfect for professional singles or couples, the property has been modernised to a high standard and has upvc double glazing and gas central heating throughout. Situated within close proximity to a wealth of shops, cafes and amenities, the property is also well served by regular bus routes giving easy access to the Universities and Hospitals. It briefly comprises: Lounge 12'10" x 12'5", Quality Kitchen 9'6" x 8'6", Useful Cellar Store, Bedroom 1 12'10" x 12'5", Spacious Modern Bathroom with a full suite and shower cubicle, Attic Bedroom 2 13'6" x 11'3" max, and a pleasant rear garden. Council tax band A, EPC rating D, Holding fee is £206.00, the full deposit due is £1032.00. Contact Archers to book your viewing today UNFURNISHED - AVAILABLE NOW

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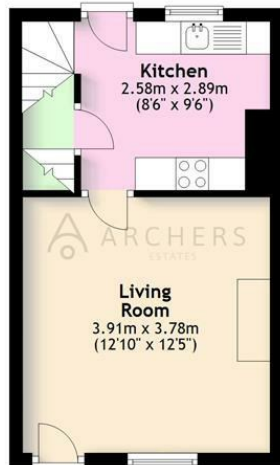
**Cellar**

Approx. 14.8 sq. metres (159.1 sq. feet)



**Ground Floor**

Approx. 24.9 sq. metres (268.1 sq. feet)



**First Floor**

Approx. 24.2 sq. metres (260.3 sq. feet)



**Second Floor**

Approx. 14.1 sq. metres (151.3 sq. feet)



**Total area: approx. 77.9 sq. metres (838.9 sq. feet)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. 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.  
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>87</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>61</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	