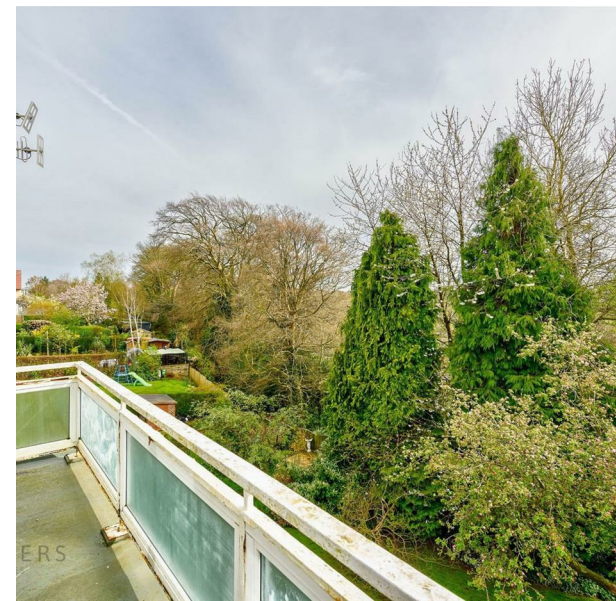


47 Sefton Court Sefton Road, Fulwood, Sheffield, S10 3TP  
£950 Per Month  
Council Tax Band: C



A spacious and well presented two bedroom first floor apartment which is located on this highly sought after road in Fulwood. Perfect for professionals, the property benefits from a balcony off the lounge enjoying far reaching views and has double glazing and gas central heating. Situated within close proximity to a wealth of shops, cafes and amenities, there are also regular bus routes nearby giving easy access to the Universities, Hospitals and the City Centre. In brief, the property comprises; Secure communal entrance lobby with staircase rising to the first floor, entrance hallway with two storage cupboards, a spacious living room with access to the balcony, kitchen with modern styled units and white goods, two spacious bedrooms (the master with balcony access) and a bathroom. Outside, the development is set within communal grounds and backs onto fields. A viewing is essential to appreciate the accommodation on offer, contact Archers Estates to book your visit! Available immediately on an Unfurnished basis - No pets allowed. Council tax band C, the holding fee is £219.00, the full deposit due is £1096.00.

41 Sandygate Road, Sheffield, South Yorkshire, S10 5NG  
01142 683833  
info@archersestates.co.uk  
www.archersestates.co.uk

**Floor Plan**  
Approx. 75.3 sq. metres (810.6 sq. feet)



Total area: approx. 75.3 sq. metres (810.6 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>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		62	76
(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	