



2D Merton Road, Sheffield, S9 1ND

£750 Per Calendar Month

- TWO BED GROUND FLOOR APARTMENT
- OPEN PLAN LIVING SPACE
- DESIGNATED OFF ROAD PARKING
- RENT - £750
- COUNCIL TAX BAND A - £1,589.38
- FULLY FURNISHED
- MODERN FIXTURES AND FITTINGS
- GREAT MOTOR WAY LINKS
- BOND - ~£865

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This spacious fully furnished ground floor flat benefits from an open plan living space with Juliet balcony and has modern fixtures and fittings throughout. Located close to local amenities and excellent public transport links and motor way access.

The accommodation briefly comprises of: Communal entrance, Entrance Hall, Open plan living area with Juliet balcony, Kitchen and dining area, Two bedrooms and modern bathroom. To the outside a communal garden and private car park with designated parking space.



Council Tax Band: A



COMMUNAL ENTRANCE

A solid door opens to the communal hallway and staircase; Accessed via key code or intercom; Further solid door provides access to ground floor apartment;

ENTRANCE HALL

Entered via solid door; Having; Wood effect flooring; Telephone intercom; Central heating radiator; Painted walls; Spot light; Solid doors accessing all rooms and useful double storage cupboard;

OPEN PLAN LOUNGE/KITCHEN/DINER

A spacious open plan living space; Comprising of; Wood effect flooring; Painted walls; Spotlights throughout;

Kitchen - A good combination of wooden wall, base and draw units; Black marble effect roll top; Integrated sink, drainer and sink; Sleek black tiled splashback; Integrated single oven with four ring gas hob and extractor fan above; Integrated fridge, freezer and washing machine;

Dining area and lounge - Large patio door accessing Juliet balcony; Central heating radiators; All furnishings are included;

BEDROOM ONE

Double bedroom benefiting from; Carpet flooring; Front facing uPVC double glazed window; Central heating radiator; Feature wall papered wall and remaining painted walls; All furnishings are included;

BEDROOM TWO

Single bedroom; Having; Carpet flooring; Front facing uPVC double glazed window; Central heating radiator; Painted walls; All furnishings are included;

BATHROOM

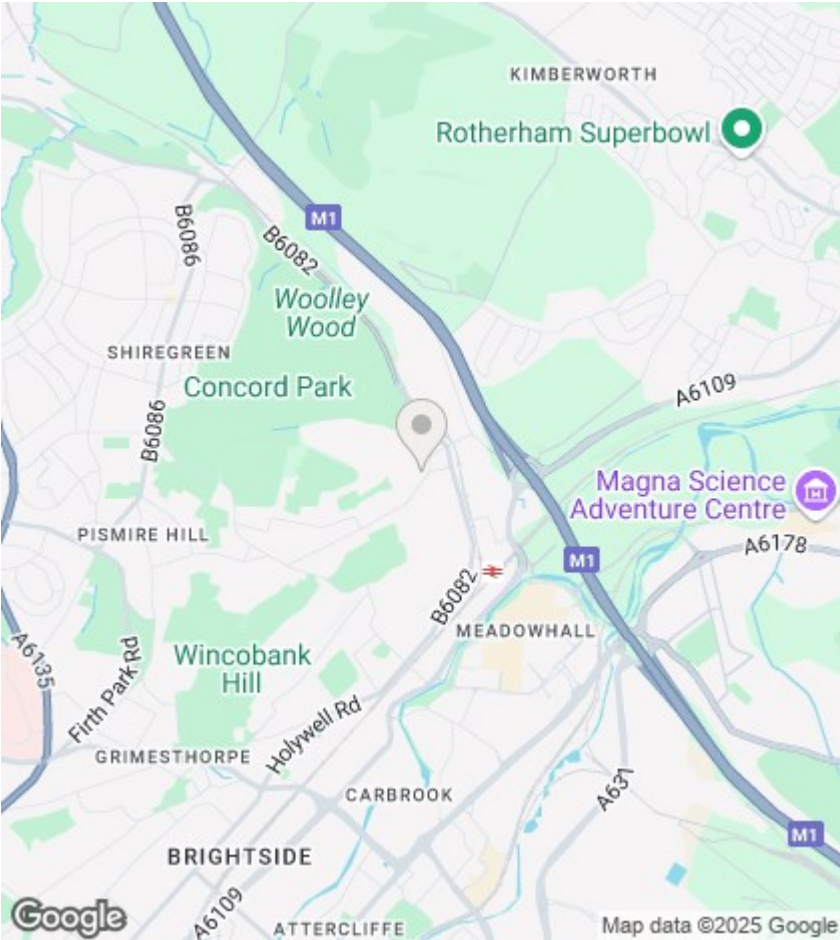
Modern bathroom comprising of; Panelled bath with overhead shower and glass screen; Wc and wash basin set into vanity unit; Tiled walls to wet areas remaining painted walls; Vertical heated towel rack; Obscure front facing uPVC double glazed window; Marble effect vinyl flooring; Ceiling light point; Extractor vent;

OUTSIDE

Communal car park with designated parking space; Enclosed communal garden with laid lawn wraps around the property;







Directions

Viewings

Viewings by arrangement only. Call 0114 2299 060 to make an appointment.

EPC Rating:

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