



SIMPLE LIFE



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## East Hill Gardens, Sheffield, S2

£1,195 PCM

Welcome to Simple Life's East Hill Gardens.. East Hill Gardens is just 1 mile away from Sheffield city centre. Immediately adjacent to the site, you will find a tram stop which supplies regular transport in to the heart of the city. The A61, inner city ring road and main line train station all within 1 mile of the site.

The Basswood - the traditional looking family home. Upon entering the Basswood you are presented with the sizeable hallway which gives access to the open plan kitchen/dining area on one side of the property and the living area, complete with French windows to the other side. Both rooms boast ample amounts of space, perfect for families or couples sharing. The downstairs also has a handy WC.

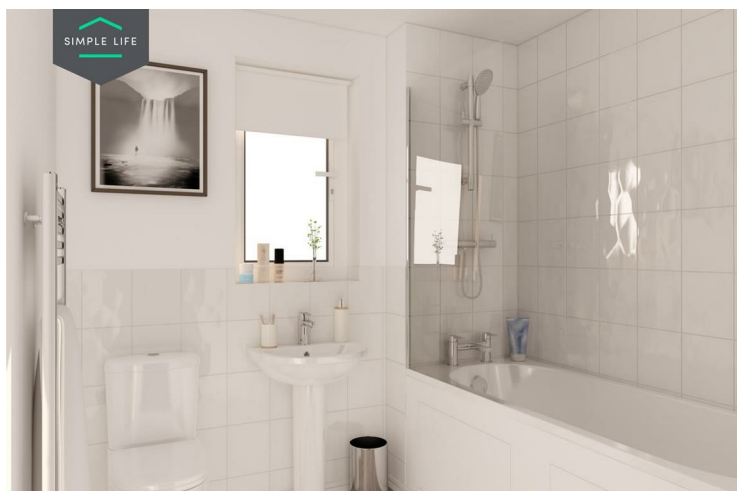
Upstairs you will find two double bedrooms, one with an en-suite shower room, and a third slightly smaller bedroom. The family bathroom includes both bath and shower.

The Royal Hallamshire Hospital is just a 2 mile drive away and The University of Sheffield and Sheffield Hallam University are both within easy commuting distance. Heritage and Norfolk Park are also within an easy walk from the site.

As well as sitting close to the city centre, there's plenty of shops and good local schools nearby.

Deposit £1370  
Unfurnished  
Council Tax B  
Available 27th June 2025





## Key Features

- Car Parking Space
- Dishwasher
- Washing/drying machine
- Carpets up the stairs and in the bedrooms
- Blinds in the bedrooms
- Security Alarm
- Fridge-freezer
- Modern kitchen worktops and units
- Private back garden

## Location

