



**RE/MAX**  
Elite



**260 Batemoor Road, Sheffield, S8 8FL**  
**£550 Per month**

An exceptional first-floor flat with a balcony, situated on the outskirts of the vibrant city of Sheffield this home is conveniently located for local amenities and transport links.

This recently updated property features a modern kitchen, a spacious lounge with access to a balcony overlooking the communal area, one generously sized bedroom and a bathroom with a shower. There is also ample storage space within the entrance hall.

With on-street parking, this is an opportunity not to be missed!

Schedule your viewing today to avoid disappointment!

### **Entrance Hall**

Upon entry to this first floor flat you will be greeted with a carpeted hallway benefiting from 2 storage cupboards and access to all rooms.

### **Lounge 10'5" x 14'10" (3.19 x 4.53)**

The lounge is a spacious room with carpeted flooring, neutral decor, a modern electric feature fireplace and access to both the kitchen and balcony area.

### **Kitchen 10'5" x 7'9" (3.18 x 2.37)**

A fitted kitchen comprising of wall and base units with stainless steel sink/drainer, laminate worktops and vinyl flooring. The kitchen also comes with a freestanding oven/hob which is yet to be installed.

### **Bedroom 11'5" x 10'5" (3.49 x 3.18)**

A generously sized bedroom with carpeted flooring and neutral decor.

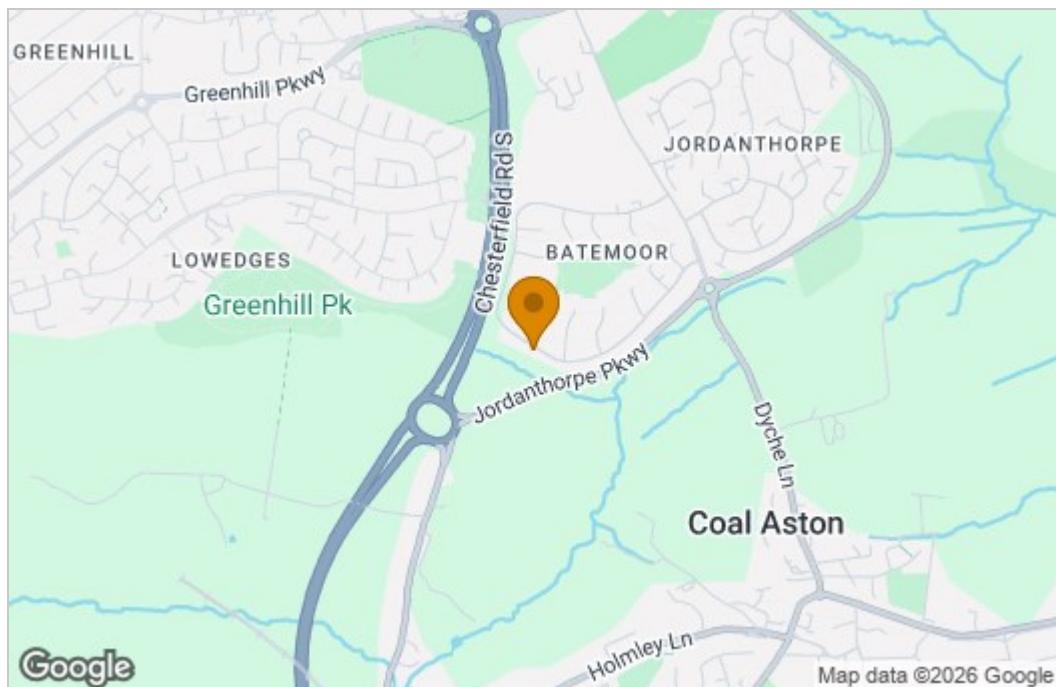
### **Bathroom 6'1" x 7'9" (1.87 x 2.37 )**

A three piece suite with wash hand basin, low flush W/C, bath with shower over. Vinyl flooring and modern decor.

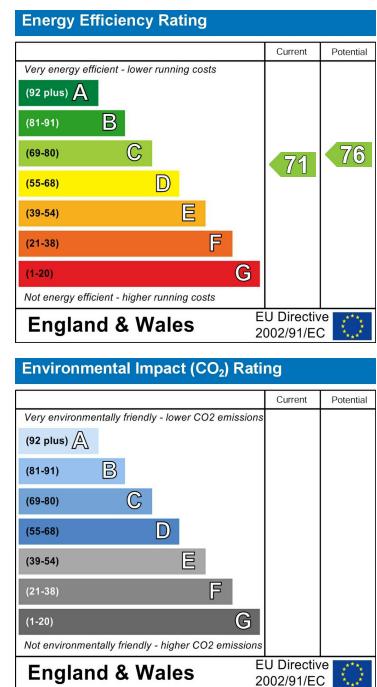
## Floor Plan



## Area Map



## Energy Efficiency Graph



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