



Spencer.

83, Cartmell Road, Woodseats, S8 0NH

Rent —

this superbly presented two bedroom mid terrace property with private rear garden

— from *Spencer.*

- AVAILABLE NOW
- Two bedrooms
- Modern shower room
- Excellent location
- Separate cosy lounge
- Private rear garden
- Holding Deposit - £200
- Security Deposit - £1,005
- EPC Rating-C
- Council Tax Band-A

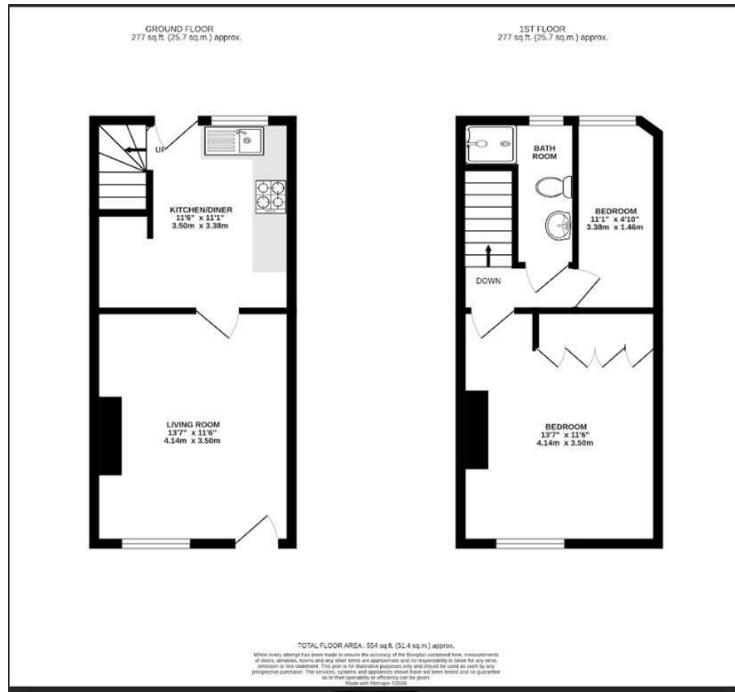


---

**£875**  
PCM



## Floorplan



Spencer.

+44 (0)114 268 3682  
info@spencersestateagents.co.uk  
469 Ecclesall Road, Sheffield, S11 8PP  
[SpencersEstateAgents.co.uk](http://SpencersEstateAgents.co.uk)

 SpencersAgents  
 SpencersAgents  
 SpencersEstateAgents

All enquiries and negotiations conducted via the Spencers office. We are obliged under the Estate Agent Act 1991 to qualify all offers and an independent mortgage consultant will speak to you to substantiate your details. The particulars are set out as a general outline only for guidance and do not constitute part of an offer or contract. Measurements are given in good faith and believed to be correct. Any prospective buyer should satisfy themselves as to the correctness of all statements and should not rely on them as representation of fact: no person in the employment of Spencers has any authority to make or give representation or warranty whatever in relation to this property.

### Viewing: Via the Agents

Spencers Agents Ltd, 469 Ecclesall Road, Sheffield S11 8pp | Registered in England No. 7565948