



## Cotton Mill Walk Little Kelham

, Sheffield, S3 8DH

£1,200 PCM

A modern duplex apartment with patio and two double bedrooms. Great location with easy access to surrounding areas. **FURNISHED OPTIONAL\* AND AVAILABLE STRAIGHT AWAY**

- Two double bedroom duplex apartment
- Open plan kitchen, diner and living room with access to the patio
- Master bedroom to the first floor
- Second double on the ground floor
- Shower room with WC and basin + ground floor WC
- Patio (decking) to the front of the property
- COUNCIL TAX BAND: C
- EPC RATING: B
- AVAILABLE STRAIGHT AWAY
- FURNISHED OPTIONAL\*

### Viewing

Please contact our ELR Europa Link Office on 01142689900 if you wish to arrange a viewing appointment for this property or require further information.



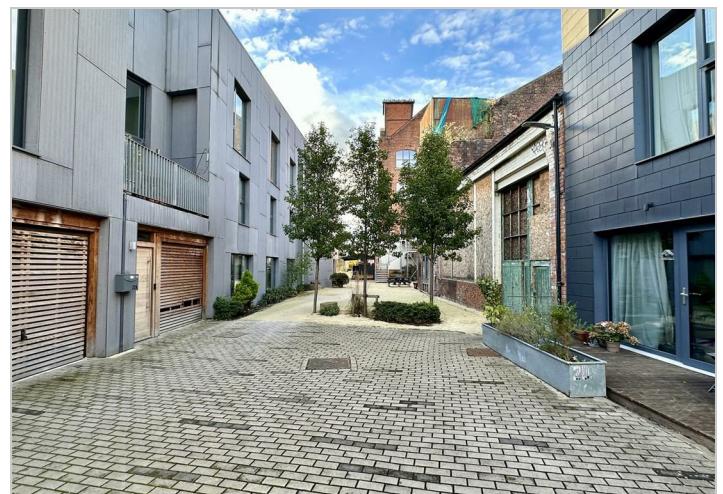
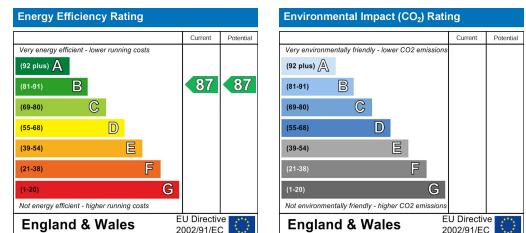
## Floor Plan



## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.