

ALL BILLS INCLUSIVE



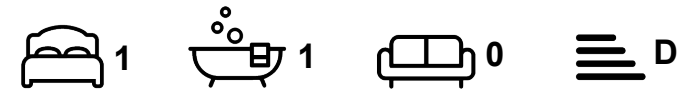
Room

# ABBEYDALE ROAD, SHEFFIELD, S7

## £675 PCM

### FEATURES

- Spacious fully furnished double room with en-suite
- All bills included (Gas, Electric, Water, Council Tax & Broadband)
- Prime Abbeydale Road location within walking distance to City Centre
- Modern shared kitchen and separate laundry room with dryer
- Secure gated rear garden ideal for relaxation or bike storage
- Professionally managed property with regular communal cleaning



  
**HIGHGATES**  
SALES & LETTINGS

# 1 Bedroom Room located in Sheffield

A well-presented, fully furnished en-suite double room is available within a professionally managed and well-maintained shared property on Abbeydale Road. Ideally situated within walking distance of Sheffield City Centre via London Road.

The room is generously sized and finished to a high standard, featuring quality furnishings and modern décor throughout. It benefits from a private three-piece en-suite bathroom with contemporary fittings. Additional features include a wall-mounted TV and wall fan, providing a comfortable and convenient living space.

The rent is inclusive of Gas, Electricity, Water, Council Tax and high-speed Broadband. Communal areas are professionally cleaned on a bi-weekly basis to maintain excellent living standards throughout the property.

Occupants have access to a spacious and fully equipped communal kitchen with ample storage and dining space. A separate laundry room is also provided featuring a tumble dryer.

The property benefits from a private, secure gated outdoor space with low-maintenance astro-turf and outdoor seating. This area is ideal for relaxing or secure bicycle storage.

Located on Abbeydale Road close to the junction with London Road, the property offers excellent access to Sheffield City Centre, both on foot and via frequent public transport routes. Mount Pleasant Park is situated directly opposite, providing convenient green space for outdoor recreation. A wide selection of shops, cafés, restaurants and local amenities are within easy reach.

Holding Deposit: £160.38

Call us on

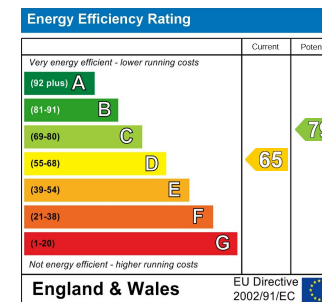
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**info@highgatesstates.co.uk**

**www.highgatesstates.co.uk**

**Council Tax Band**

**A**



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.