



**Stanhope Road, Sheffield S12 2ER**

**£875 Per Calendar Month**

**\*\*Available for immediate let\*\***

SK Estate Agents are delighted to offer to the market for LET this well presented, stone built, three bedroom, mid-terrace property ideally situated in the popular neighbourhood of Hollinsend close to a host of local amenities and excellent transport links to Sheffield City Centre, Meadowhall and the M1 motorway. Finished to a high standard, the accommodation briefly comprises: lounge, dining kitchen, cellar, three bedrooms, bathroom and an attractive rear garden. A viewing is highly advised to appreciate the high standard of property on offer.

**\*\*No pets, no smokers, no sharers\*\***



## Lounge

12'11 x 11' (3.94m x 3.35m)

A well-presented and neutrally decorated lounge with front-facing UPVC double glazed sash window and UPVC external door. Further benefiting from carpeted flooring, gas central heating radiator, and decorative ceiling coving.

## Dining Kitchen

12'11 x 11'11 (3.94m x 3.63m)

A good-sized dining kitchen having a range of white gloss wall and base units with contrasting country style worktops incorporating stainless steel bowl sink, drainer, and swan neck chrome mixer tap. Benefiting from washing machine, fridge, electric oven and hob. Also having UPVC double glazed rear door, UPVC double glazed window overlooking the garden, tiled upstands, gas central heating radiator, cushioned flooring, and further interior door leading to the cellar.

## Cellar

Useful storage space with access to the utility meters and consumer unit.

## Master Bedroom

12'11 x 10'11 (3.94m x 3.33m)

Well-proportioned double bedroom featuring front facing UPVC double glazed sash window, carpeted flooring, gas central heating radiator, storage to the recess of chimney breast, and storage over stairs.

## Bathroom

Contemporary white fitted suite comprising: low flush WC, vanity sink with chrome mixer tap and bath with mixer shower off the taps. Featuring a heated towel rail, bi-fold door, tiled flooring, tiled splash-backs, and UPVC rear-facing obscured double glazed window.

## Bedroom Three

9'1 x 8'1 (2.77m x 2.46m)

A good-sized third bedroom benefiting from carpeted flooring, gas central heating radiator with thermostatic valve, and rear-facing UPVC double glazed window overlooking the well-maintained garden.

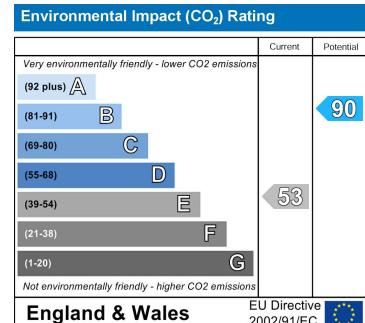
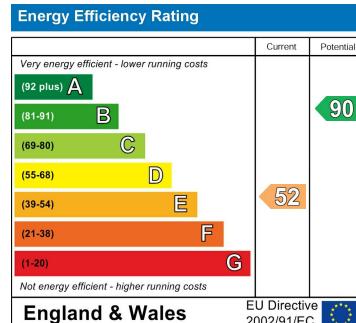
## Attic Bedroom Two

12'11 x 12'8 (3.94m x 3.86m)

A delightful and bright attic space featuring carpeted flooring, gas central heating radiator, and velux window. Accessed via first floor carpeted stairs.

## Rear Garden

A well-maintained rear garden partially laid to lawn and with a delightful paved area providing space for outdoor seating. Also having a stone built storage outbuilding.



In accordance with the Property Misdescriptions Act (1991) we have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and the specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings.

Lease details, ground rent and service charges (where applicable) are given as a guide only and should be checked by your solicitor prior to exchange of contracts. The copyright of all details, photographs and floor plans remains that of SK Estate Agents



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