



Cross Chantrey Road, Sheffield S8 8QY

£760 Per Calendar Month

SK Estate Agents are pleased to offer to the market - for let and available immediately - this two bedroom, semi-detached property situated in the highly popular neighbourhood of Woodseats, close to a host of local shops, Graves Park and excellent transport links to Sheffield City Centre. Ideally suited to a single professional occupant or couple, the accommodation briefly comprises: entrance hall, lounge/diner, dining kitchen, downstairs WC, two bedrooms, bathroom, driveway for off-road parking, and pleasant gardens to the front and rear. A viewing is highly advised to appreciate the size and standard of accommodation on offer.

**** No pets, no smokers. ****



Entrance

A welcoming entry to the property benefiting from carpeted flooring, gas central heating radiator, and open storage beneath the stairs. The carpeted staircase rises to the first floor.

Downstairs WC

A useful downstairs WC benefiting from a low flush WC, front-facing UPVC double glazed obscured window, wall mounted wash basin, vanity wall unit, storage cupboard, and cushioned flooring.

Dining Kitchen

A beautifully presented dining kitchen offering an excellent range of fitted wall and base units with contrasting worktops over incorporating four ring gas hob, stainless steel sink and drainer with chrome swan-neck mixer tap. Featuring a freestanding fridge/freezer, washing machine, integrated combination microwave, fan assisted oven, integrated dishwasher, vinyl flooring, front-facing UPVC double glazed window, gas central heating radiator, and a side-facing external door.

Lounge/Diner

A well-appointed lounge featuring two rear-facing UPVC double glazed windows providing far reaching views across the city. Having carpeted flooring, focal feature fireplace with modern electric fire, decorative ceiling coving, and ceiling rose.

Landing

A good-sized carpeted landing providing access to all first floor bedrooms and bathroom, having a spacious storage cupboard positioned over the staircase.

There is further access to the attic through hatch and ladder which serves as an excellent storage space, having boards to the floor, lighting, and housing the combination boiler.

Master Bedroom

A well-proportioned double bedroom featuring two rear-facing UPVC double glazed windows providing beautiful views across to the Peak District. Benefiting from carpeted flooring, gas central heating radiator, and a fitted wardrobe with sliding doors and vanity mirror.

Bedroom Two

A well-presented double bedroom boasting newly fitted carpeted flooring, decorative ceiling coving, fitted wardrobes with sliding doors, and dual aspect UPVC double glazed windows to the front and rear.

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

Bathroom

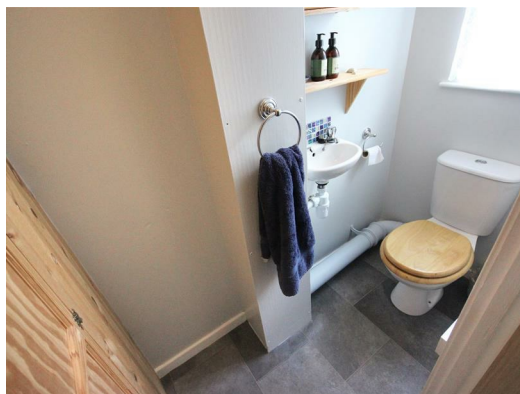
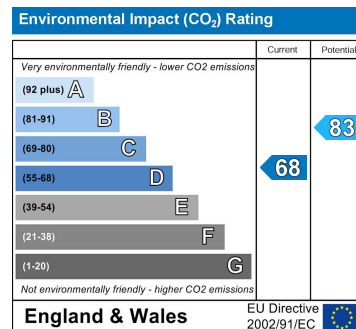
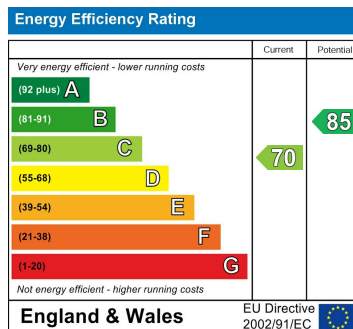
A contemporary fitted bathroom featuring: low flush WC, bath with glass shower screen and electric shower over, and a wall mounted wash basin. Benefiting from cushioned flooring, tiled splashbacks, front-facing UPVC double glazed obscured window, decorative ceiling coving, and a mirrored vanity unit.

Outside

At the front of the property is a well-maintained garden laid with pebbles and a flower bed.

The property benefits from a good-sized tarmac driveway providing off-road parking.

At the rear is a delightful low maintenance garden featuring an array of mature shrubs, hedges, and flowering plants. Having a useful storage shed and a sun-trapped patio area providing space for outdoor seating and entertainment with far-reaching views across to the rolling hills of the Peak District National Park.



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