



Sandygate Road, Sheffield S10 5SA

£1,050 Per Calendar Month

****Available immediately on a 12 month minimum tenancy****

SK Estate Agents are delighted to offer to the market for LET this well presented, four bedroom, semi-detached property situated in the highly desirable neighbourhood of Crosspool, located just a short distance from a range of excellent local shops, excellent transport links to Sheffield City Centre and nearby hospital. Ideally suited to a professional single occupant, couple or family, the accommodation briefly comprises: entrance hallway, open-plan lounge/diner, dining kitchen, large integral storage space, four good sized bedrooms, family bathroom, separate WC, well maintained rear garden and a driveway providing space for off-street parking. A viewing is highly advised to avoid disappointment. No pets, no sharers and no smokers.



Entrance Hallway

Entry is made via the front facing UPVC double glazed door into this welcoming entrance hallway. Featuring carpeted flooring, storage cupboard beneath the stairs, gas central heating radiator, coat hooks and a side facing stained glass window.

Lounge/Diner

Beautifully presented living and dining space boasting carpeted flooring multiple gas central heating radiators, a front facing UPVC double glazed bay window, rear facing sliding patio doors, focal fireplace incorporating wood burner, dado rails and decorative ceiling coving.

Dining Kitchen

A good sized dining kitchen featuring a range of high gloss, grey fitted units with complimentary worktops over incorporating stainless steel one and a half bowl sink and drainer and a four ring electric hob. Featuring a fan assisted oven and grill, slimline dishwasher, washing machine and a stainless steel extractor hood. Also benefiting from cushioned flooring, gas central heating radiator, pantry, rear facing UPVC double glazed window, tiled splash-backs and a side facing UPVC double glazed patio door opening out on to the rear garden.

Storage Room

A useful addition storage space located in the side extension. Featuring work tables, shelving, front, lighting, power and rear UPVC double glazed doors and plentiful space for storage.

Landing

A spacious, carpeted landing providing access to all first floor accommodation.

Bedroom One

A spacious double bedroom made bright and airy through the rear facing UPVC double glazed bay window. Featuring carpeted flooring and a gas central heating radiator.

Bedroom Two

A well presented double bedroom having a range of fitted cabinets and wardrobes, carpeted flooring and a large front facing UPVC double glazed window.

Bedroom Three

A good sized third bedroom having carpeted flooring, two gas central heating radiators and dual aspect front and rear UPVC double glazed windows.

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

Bedroom Four

Benefiting from carpeted flooring, shelving for storage, gas central heating radiator and a large front facing UPVC double glazed window.

Bathroom

A contemporary fitted bathroom suite comprising wash hand basin and a p-shaped bath with thermostatic shower over. Benefiting from a chrome heated towel rail, cushioned flooring, vanity mirror unit, tiled splash-backs and a rear facing UPVC double glazed obscured window.

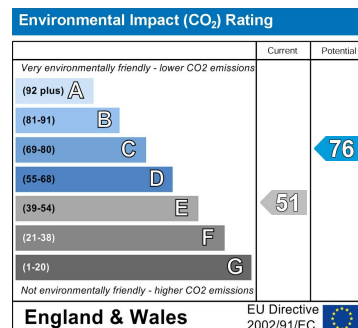
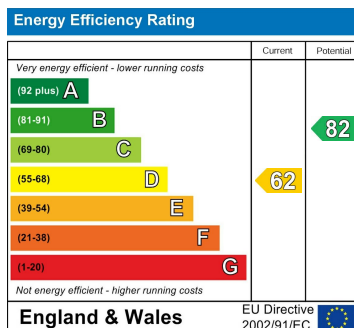
Separate WC

Having low flushing WC, cushioned flooring and a side facing obscured UPVC double glazed window.

Outside

To the front of the property is a well maintained garden laid to lawn having an array of flowering plants and bin storage. Also benefiting from a driveway which provides off-street parking.

At the rear of the property is a delightful lawned garden featuring an array of mature shrubs, a raised patio area for outdoor seating and a shed for further storage.



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