



**Duncombe Street, Sheffield S6 3RH**

**£650 Per Calendar Month**

SK Estate Agents are pleased to offer to the market for immediate let this furnished three bedroom end terraced property. Situated in the popular area of Walkley, this well presented house is well placed for local shops and amenities and is ideally suited for professionals or small family. It is suited in close proximity to the Universities, Hospitals and city centre. In brief, this home comprises:- Lounge, dining kitchen, three good sized bedrooms, bathroom and enclosed garden to the rear. An early viewing is highly recommended. No pets, no smokers.



### Dining Kitchen

Entry through rear timber framed door into the well presented dining kitchen. Benefiting from an excellent range of wall and base units with contrasting worktops incorporating stainless steel sink and drainer. Having laminate flooring, spotlighting, gas central heating radiator, rear facing UPVC double glazed window, 5 ring gas hob with stainless steel extractor over and fan assisted oven. Furniture included: Dining table and chairs, microwave, toaster, kettle, dishwasher, washing machine and fridge.

### Cellar

Accessed from the dining kitchen, the cellar provides ample storage and houses the utility meters.

### Lounge

Well proportioned living space made bright and airy through front facing timber framed window. Having built in bookcase/storage and a fitted TV cabinet, the room boasts a range of features including: Open fireplace, laminate flooring and gas central heating radiator. Furniture included: Two Sofa's and coffee table.

### Hallway

Having carpeted flooring and carpeted stairs rising to the first floor landing.

### First Floor Landing

Good sized landing having partially carpeted and partially laminate flooring featuring a gas central heating radiator, carpeted stairs rising to the second floor with access to all bedrooms and bathroom.

### Bathroom

Fully tiled bathroom having white three piece suite comprising: Low flush WC, bath with thermostatic shower above and pedestal wash hand basin. Benefiting from side facing timber framed obscured window, extraction unit, heated towel rail and LED spotlighting.

### Master Bedroom

Well proportioned double bedroom having laminate flooring, gas central heating radiator and rear UPVC double glazed window. Furniture included: Double bed and mattress, wardrobe and drawers.

### Bedroom Two

Good sized second bedroom having laminate flooring, front facing timber window, gas central heating radiator and shelving for further storage.

### Second Floor Landing

Having carpeted flooring and storage cupboard housing the combination boiler.

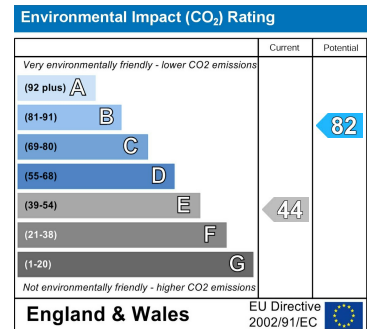
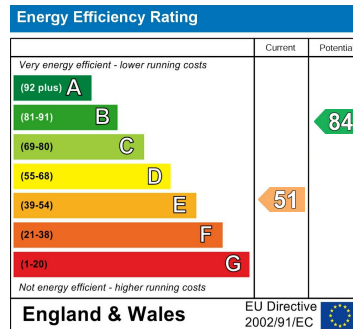
### Attic Bedroom

Well presented attic bedroom benefiting from carpeted flooring, gas central heating radiator, rear velux window, multiple storage cupboards and shelving. Furniture included: Double bed and mattress, chest of drawers, bedside table and desk chair.

### Outside

At the rear of the property there is a large enclosed garden laid to lawn with a good sized patio providing space for outdoor seating. Having an additional storage shed.

To the front there is space for on and off street parking, the off street parking is a public space.



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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