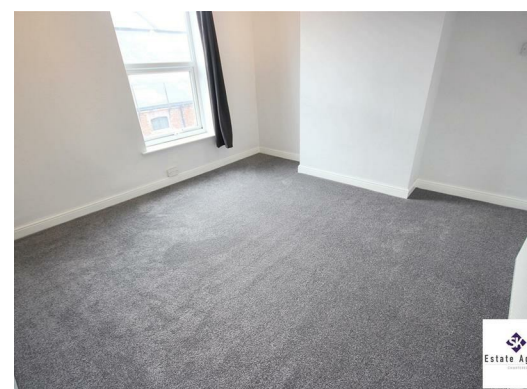




Lancing Road, Sheffield S2 4ES

£850 Per Calendar Month

SK Estate Agents are delighted to offer to the market for IMMEDIATE LET this two bedroom terraced property situated in the highly popular neighbourhood of Highfield, located close-by to a host of local amenities, transport links and just a short distance from Sheffield City Centre and Sheffield Railway Station. Ideally suited to professional couples or small families, the accommodation briefly comprises: spacious lounge, breakfasting kitchen, two good-sized bedrooms, bathroom and private yard to the rear. The house benefits from gas central heating and UPVC double glazing throughout. Early viewings are highly advised to avoid disappointment. No Pets, no smokers, no sharers.



Lounge

Well-presented reception room having laminate flooring, gas central heating radiator, UPVC double glazed front window and composite door.

Breakfasting Kitchen

A well-proportioned kitchen and dining area boasting an excellent range of fitted wall and base units with complementary worktops over, incorporating one and a half bowl stainless steel sink and drainer. Benefiting from vinyl flooring, rear facing UPVC double glazed window and UPVC double glazed door leading to the rear yard.

Having freestanding Kenwood cooker with 5 ring gas hob, integrated undercounter fridge, and separate freezer, modern gas central heating radiator, breakfast bar, and washing machine. Also housing the gas boiler and providing access to the cellar.

Stairs & Landing

Carpeted stairs and landing providing access to all first floor bedrooms and bathroom.

Bedroom One

A large double bedroom having newly laid carpeted flooring, front-facing UPVC double glazed window, gas central heating radiator and useful storage cupboard.

Bedroom Two

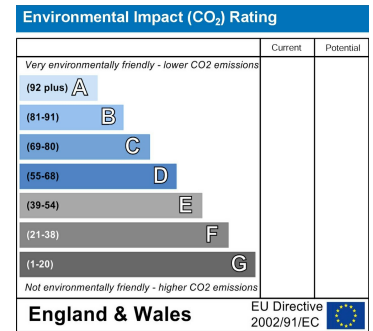
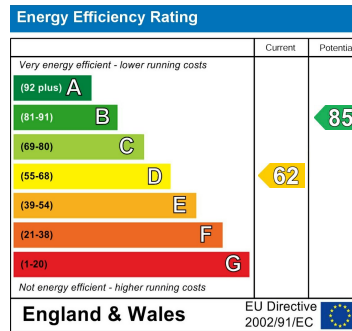
A further good-sized bedroom benefiting from newly laid carpeted flooring, UPVC double glazed rear window, and gas central heating radiator.

Bathroom

Modern fitted bathroom suite comprising: low flush WC, pedestal wash basin, and bath with electric shower over. Benefiting from floor to ceiling tiles, tiled flooring and rear facing obscured UPVC double glazed window, heated towel rail, extractor fan and shelving unit.

Outside

At the rear is a good sized yard with outhouse storage and patio area. The street benefits from permitted on-street parking.



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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