



Haysden Lane, Sheffield S8 8NA

£1,250 Per Calendar Month

**** 12 month minimum tenancy ****

SK Estate Agents are delighted to offer to the market for IMMEDIATE LET this well presented, three bedroom new build property. Situated in this quiet residential development, located in the highly desirable neighbourhood of Norton, within just a short distance of Graves Park, good local shops and amenities and good transport links to Sheffield City Centre and Chesterfield. Ideally suited to professionals, the accommodation briefly comprises: entrance hallway, lounge, dining kitchen, downstairs WC, master bedroom with en-suite, two further bedrooms and a family bathroom. Outside there is a large rear garden and driveway providing space for off-street parking. A viewing is highly advised to appreciate the standard of accommodation on offer. No pets, no students and no sharers.



Entrance Hallway

Entrance through front facing composite door into entrance hallway. Having gas central heating radiator, carpeted flooring and carpeted stairs rising to first floor.

Lounge

11'8" x 14'7" (3.57 x 4.45)

Large well presented front facing lounge having carpeted flooring, UPVC double glazed window and gas central heating radiator.

Dining Kitchen

14'9" x 12'7" (4.50 x 3.84)

Modern dining kitchen fitted with a good range of grey gloss wall and base units with contrasting worktops incorporating one and a half bowl sink with mixer tap and drainer and four burner gas hob with extractor above and electric oven beneath. Benefiting from a range of integrated appliances to include dishwasher, washer dryer and large fridge/freezer. Also having gas central heating radiator, cushioned flooring and rear facing UPVC double glazed window and UPVC double glazed patio doors opening onto the garden.

Downstairs WC

2'10" x 5'6" (0.87 x 1.69)

Fitted with white suite comprising: low flush WC and pedestal wash hand basin. Having cushioned flooring and gas central heating radiator.

Landing

Having carpeted flooring and providing access to all first floor accommodation. Also having hatch providing access to the loft.

Master Bedroom

11'11" x 8'2" (3.64 x 2.51)

Good sized front facing double bedroom benefiting from fitted wardrobes and en suite. Having carpeted flooring, UPVC double glazed window and gas central heating radiator. Also having cupboard above stairs providing useful additional storage.

En-suite

5'4" x 5'4" (1.64 x 1.64)

The neutrally decorated en-suite is fitted with a white suite comprising: shower cubicle with thermostatic shower and folding glass door, low flush WC and wall mounted wash hand basin. Also having front facing UPVC double glazed obscured glass window, tiled flooring and splashbacks and chrome heated towel rail.

Bedroom Two

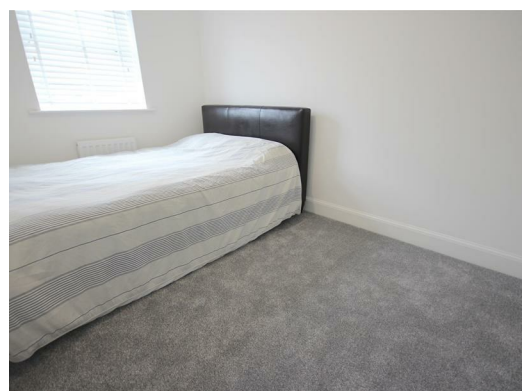
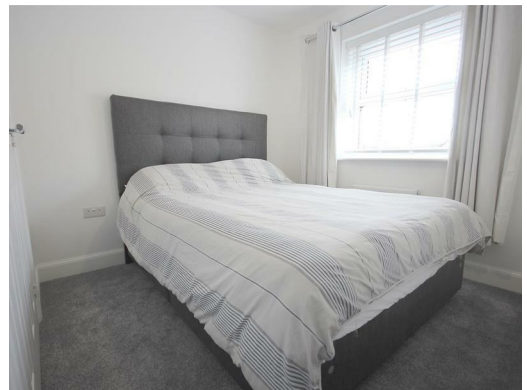
7'6" x 7'6" (2.31 x 2.31)

Further double bedroom having rear facing UPVC double glazed window, gas central heating radiator and carpeted flooring.

Bedroom Three

6'10" x 9'4" (2.09 x 2.86)

Single bedroom currently used as an office. Having carpeted flooring, rear facing UPVC double glazed window and gas central heating radiator.



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Bathroom

7'6" x 6'2" (2.31 x 1.88)

Good sized family bathroom fitted with white suite comprising: panel bath, wall mounted wash hand basin and low flush WC. Having tiled flooring, tiled splashback and gas central heating radiator.

Storage Cupboard

Having carpeted flooring and housing the combination boiler.

Outside

The enclosed rear garden is mainly laid to lawn and boasts space for outdoor seating. There is also a useful storage shed.

Benefiting from driveway providing space for off 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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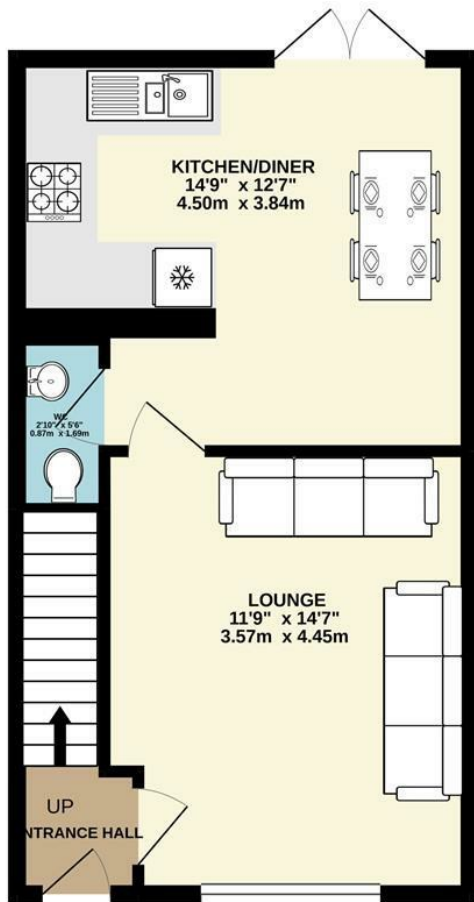
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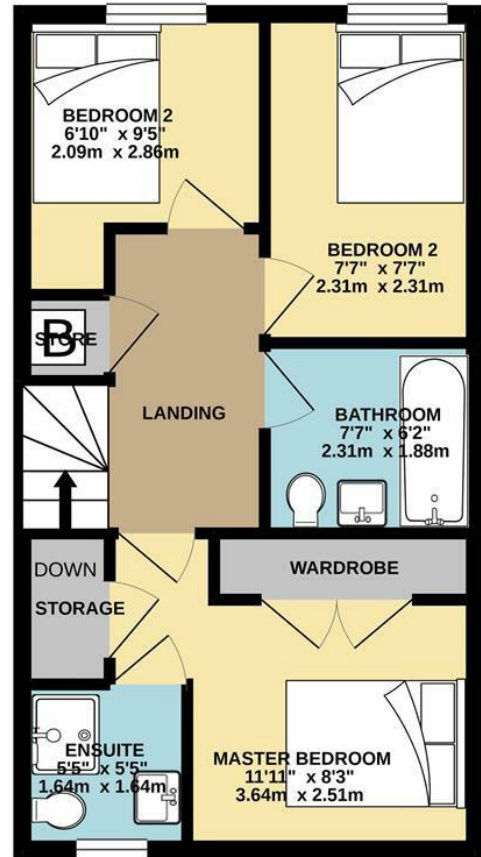
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GROUND FLOOR
398 sq.ft. (37.0 sq.m.) approx.

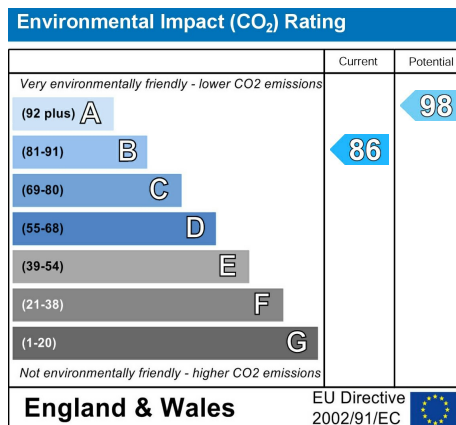
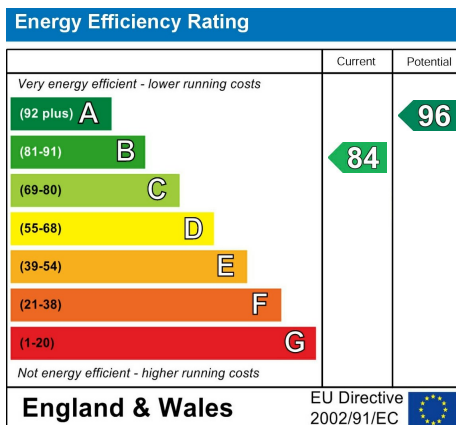


1ST FLOOR
404 sq.ft. (37.6 sq.m.) approx.



TOTAL FLOOR AREA : 803 sq.ft. (74.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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