



Cartmell Road, Sheffield S8 0NH

£850 Per Calendar Month

SK Estate Agents are pleased to offer to the market TO LET and AVAILABLE IMMEDIATELY, this well presented two bedroom mid-terraced property. Conveniently located for a host of local amenities along Chesterfield Road and Abbeydale Road, and with excellent public transport links into the City Centre. Having gas central heating and double-glazing, in brief the property comprises; lounge, dining room, fitted kitchen, two bedrooms, bathroom and a low maintenance garden to the rear of the property.

No Pets, No Sharers, No Smokers.



Lounge

Accessed via a front-facing UPVC double glazed door, the lounge features laminate flooring, a modern central heating radiator, and a front-facing UPVC double glazed window.

Dining Room

A well proportioned dining space with laminate flooring and modern gas central heating radiator.

Kitchen

Fitted with modern blue wall and base units, complemented by square-edged worktops. Includes a built-in electric oven, four-ring gas hob with extractor above, and a sink with swan-neck mixer tap. Having space and plumbing for a washing machine and freestanding fridge-freezer. There is a rear facing UPVC double glazed window providing ample natural light, a side-facing UPVC double glazed door leading to the garden, and laminate flooring.

Bedroom One

Neutrally decorated principal bedroom with two front facing UPVC double glazed windows, laminate flooring, and gas central heating radiator.

Bedroom Two

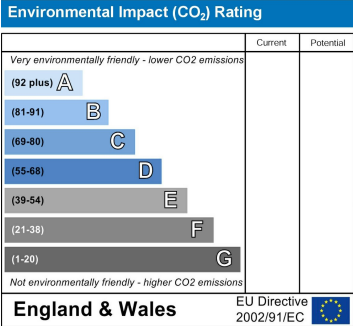
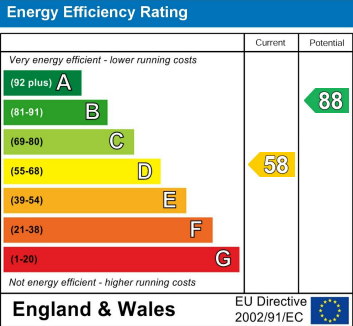
Good sized second bedroom with UPVC double glazed window, laminate flooring and gas central heating radiator.

Bathroom

Well presented bathroom with three piece suite comprising: panelled bath with thermostatic shower over, vanity wash hand basin and low flush WC. The fully tiled bathroom also benefits from a gas central heating radiator and UPVC double glazed obscured glass window.

Outside

To the rear of the property lies a low maintenance garden laid with AstroTurf, and made secure by fenced borders.



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



sales • letting • property management **Zoopla** FindaProperty.com