



The Dale, Sheffield S8 0PW

£550 Per Calendar Month

**** Available to LET 20th February 2020 on a 12 month tenancy****

SK Estate Agents are pleased to offer this stunning first floor, two double bedroom apartment with allocated OFF STREET PARKING forming part of the popular development of The Dale. Situated in the heart of Woodseats in close proximity to a host of excellent local amenities and shops, the immaculate contemporary accommodation comprises: spacious dining/lounge, kitchen with modern fitted units and integrated, fridge/freezer, washer and oven and hob, shower room, double master bedroom with en-suite bathroom, a further double bedroom, and excellent views over communal gardens. NO Smokers No Sharers, No Pets.



Entrance Hall

Entrance door, wall mounted storage heater and security intercom system.

Lounge

Rear facing Lounge/dining area made is made bright and airy by virtue of the large sliding UPVC patio door with Juliette balcony offering excellent views over the stunning lawned communal gardens. Having wall mounted, storage heater, curtains and carpeted flooring.

Kitchen

Modern fitted kitchen offering a comprehensive range of fitted wall and base units which incorporate a built in halogen hob and oven with stainless steel extractor hood and splashback above. Having a range of integrated appliances including a fridge/freezer and washer with roll edged worksurfaces incorporating stainless steel bowl sink unit, tiled splashbacks and laminate flooring.

Bedroom One

A generously sized master bedroom with front facing UPVC window, wardrobes, carpeted flooring and wall mounted storage heater.

En Suite

Having an attractive white suite comprising: low flush WC, pedestal wash hand basin and bath with shower above. Also having heated towel rail and laminate flooring.

Bedroom Two

A further double bedroom with wall mounted storage heater and front facing UPVC window.

Shower Room

Well presented part tiled shower room comprising: low flush WC, wash hand basin and shower cubicle, wall mounted storage heater, extractor fan, laminate flooring and low voltage spot lighting.

Communal Gardens

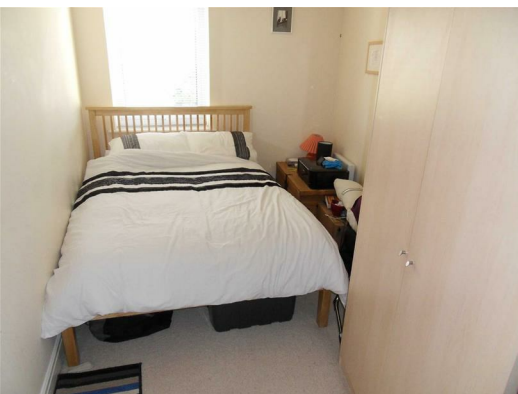
Having excellent rear views over well maintained lawned communal gardens to admire from your Juliette balcony. Also benefiting from an allocated space with fob access.

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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



Website: www.skestateagents.co.uk

Email: info@skestateagents.co.uk

Telephone: 0114 2749730

Address: 868 Chesterfield Road, Woodseats, Sheffield, S8 0SH

Company No: 08028567