

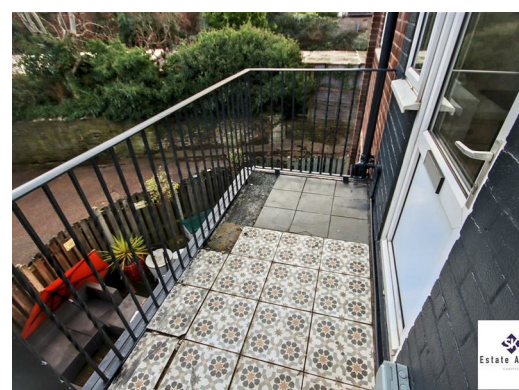
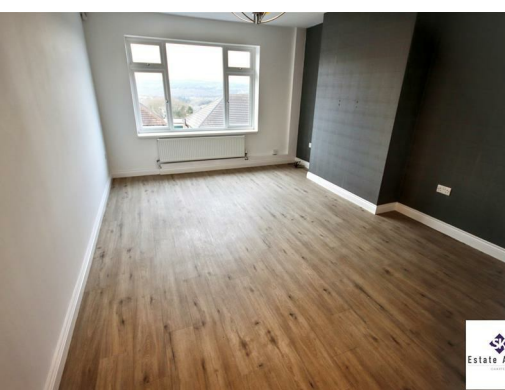


**Derbyshire Lane, Sheffield S8 8SG**

**£750 Per Calendar Month**

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

SK Estate Agents are delighted to offer to the market for IMMEDIATE LET this beautifully presented two bedroom first floor apartment situated in the highly popular neighbourhood of Norton Lees. The accommodation briefly comprises: entrance hallway with storage cupboards, large lounge with stunning far reaching views, kitchen, balcony, two double bedrooms and shower room. The property is ideally suited to a single professional or couple. A physical viewing is essential. Strictly no pets, no students and no sharers.





## Entrance

Entrance via rear to stairs leading to first floor. Composite door into hallway having laminate flooring and useful storage cupboards (one housing the boiler, one with shelves).

## Kitchen

A good sized kitchen fitted with a range of wall and base units with complementary work surfaces incorporating sink and bevelled drainer with mixer tap, and 4 ring electric oven. Having space and plumbing for washing machine, and freestanding fridge freezer, there is also a useful storage cupboard.

Upvc and glazed door provide access to the balcony.

## Lounge

Well proportioned lounge with large upvc double glazed window providing ample natural light and stunning views.

## Bedroom Two

Large double bedroom with carpeted flooring. Gas central heating radiator and rear facing upvc double glazed window.

## Shower Room

Well presented shower room fitted with double shower cubicle with sliding doors and thermostatic shower over, and vanity sink with drawers and toilet unit with low flush wc.

having cushioned flooring, chrome heated towel rail and two side facing upvc double glazed windows.

## Bedroom One

Front facing double bedroom with far reaching views across Derbyshire. Having carpeted flooring, gas central heating radiator, upvc double glazed window (with blind) and built in wardrobes.

## Outside

There is a small balcony that is accessed via the kitchen.

There is also a useful storage cupboard externally.



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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

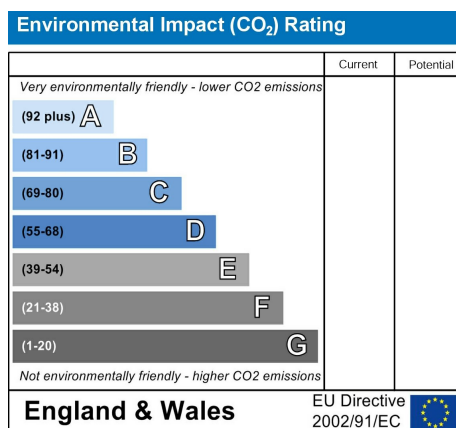
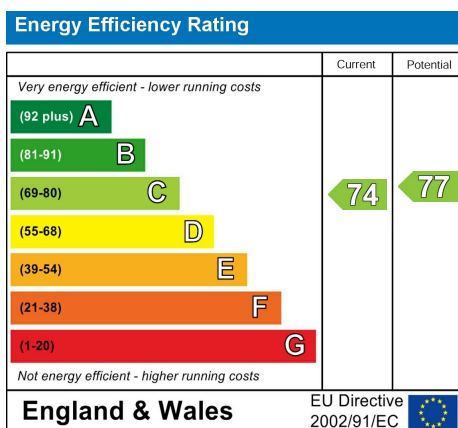


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