



Derbyshire Lane, Sheffield S8 8SF

£525 Per Calendar Month

** Available to let from mid-February on a 12 month minimum tenancy ** is this well presented two bedroomed property located in the popular area of Norton Lees. Close to a range of amenities, the property briefly comprises: Dining Kitchen, Living Room, Bedroom Two, Bathroom and large Attic Bedroom. Having UPVC double glazing and gas central heating throughout, an internal inspection is recommended to appreciate the standard of accommodation on offer.

No Pets, No Smokers, No Sharers.



Entrance Hall

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

Kitchen/Diner

Good sized rear facing dining kitchen fitted with a good range of wall and base units with work surface incorporating stainless steel sink with mixer tap and drainer. Benefiting from four burner gas hob with oven beneath and extractor above, 70/30 split fridge and freezer and washing machine. Also having tiled splash backs, cushioned flooring, rear facing UPVC window and door and gas central heating radiator. Also housing the boiler.

First Floor Landing

Having carpeted flooring, thermostat and stairs rising to the attic bedroom.

Living Room

Large front facing living space having UPVC double glazed window, gas central heating radiator and carpeted flooring.

Bathroom

Rear facing bathroom fitted with white suite comprising: bath with electric shower over, pedestal wash hand basin and WC. Having panelled splash backs, cushioned flooring and UPVC double glazed obscured glass window.

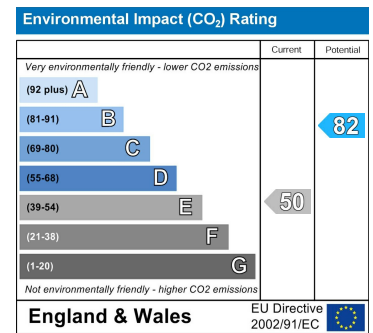
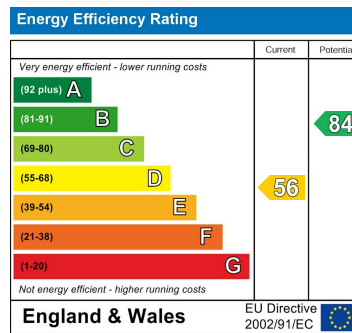
Bedroom Two

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

Attic Bedroom One

Impressively sized attic bedroom with rear facing Velux window providing beautiful panoramic views of Sheffield. Also having gas central heating radiator and carpeted flooring.

Outside



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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