

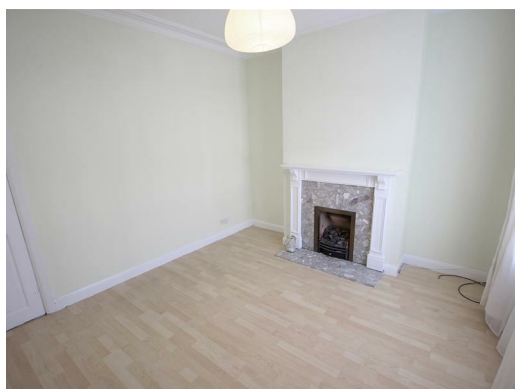


Woodseats Road, Sheffield S8 0PJ

£825 Per Calendar Month

*****Available Mid March 2026*****

We are pleased to offer to the market for LET this attractively presented two bedroom mid terraced property situated in the highly popular area of Woodseats. Close to an excellent range of shops, cafes and transport links to Sheffield City Centre, this house would ideally be suited to a professional single occupant or couple. In brief the accommodation comprises: lounge, dining kitchen, cellar, two bedrooms, bathroom and enclosed rear garden. The property further benefits from gas central heating and double glazing throughout. An early viewing is highly advised. No pets, no smokers, no sharers.



Lounge

Entry through front facing UPVC external door into the good sized living space. Having laminate flooring, large front facing UPVC double glazed window, gas central heating radiator and TV point.

Dining Kitchen

Well proportioned fitted kitchen having an excellent range of white high gloss wall and base units with contrasting worktops incorporating four ring gas hob, stainless steel sink and drainer. Benefiting from fan assisted oven, extractor fan, combination boiler, gas central heating radiator, laminate flooring, tiled splashbacks and rear UPVC double glazed window. Further space for dining furniture and additional plumbing and space for a washing machine. Having further access to the cellar.

Cellar Head and Cellar

At the cellar head is space for a good sized freestanding fridge/freezer (not provided). Further access to the cellar which offers good storage space and houses the utility meters.

Hallway

Carpeted hallway providing entry to both lounge and dining kitchen having gas central heating radiator and coat hooks. Carpeted staircase rising to the first floor accommodation.

Landing

Carpeted landing with access to the bedrooms and bathroom.

Master Bedroom

Neutrally decorated double bedroom featuring laminate flooring, gas central heating radiator and large front facing UPVC double glazed window. Further benefiting from decorative ceiling coving and rose.

Bedroom Two

A second well presented bedroom having laminate flooring, gas central heating radiator, useful storage cupboard over stairs and a rear facing UPVC double glazed window overlooking the rear garden.

Bathroom

Contemporary fitted bathroom having white three piece suite comprising: low flush WC, vanity sink unit and bath with electric shower over. Further benefiting from cushioned flooring, gas central heating radiator, tiled splashbacks and rear facing obscured UPVC double glazed window.

Outside

To the rear of the property is a good sized enclosed rear garden laid to lawn, enjoying a large patio area for outdoor seating and apple tree towards the rear.

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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