



Grosvenor Square, Sheffield S2 4NS

£900 Per Month

SK Estate Agents are pleased to offer to LET this deceptively spacious unfurnished 3 bedroomed end terraced home located in this popular residential area. Situated in walking distance to the variety of amenities offered on London Road and with excellent transport links to the City Centre, this property would suit professionals or couples alike. In brief the property comprises; Lounge, dining kitchen, three bedrooms, bathroom and low maintenance rear garden. Early viewings are advised. No pets, no students.



Lounge

Entrance via front facing UPVC door into lounge. Having laminate flooring, gas central heating radiator and UPVC double glazed window.

Dining Kitchen

Fitted with a range of white wall and base units with contrasting work surface incorporating one and a half bowl sink with mixer tap and drainer. Having four ring gas hob with oven beneath and extractor above, tiled splash backs and space and plumbing for washing machine. Also having rear facing UPVC double glazed window, gas central heating radiator, laminate flooring and rear facing part glazed door opening onto garden.

Bedroom One

Large double bedroom made bright and airy by front facing UPVC double glazed window. Having gas central heating radiator, ample storage cupboard, carpeted flooring and additional space for bedroom furniture.

Attic Bedroom Two

Well proportioned second double bedroom having carpeted flooring, gas central heating radiator and velux window.

Bedroom Three

Can be used as a single bedroom or office, the third bedroom benefits from carpeted flooring and a rear facing UPVC double glazed window.

Bathroom

Good sized bathroom with white three piece suite comprising: WC, wash hand basin and tiled bath with electric shower over. Benefiting from cushioned flooring, gas central heating radiator, extraction unit and tiled splash backs.

Outside

There is a low maintenance enclosed garden to the rear that provides space for outdoor seating.



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Website: www.skestateagents.co.uk **Email:** info@skestateagents.co.uk
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Company No: 08028567



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

| Environmental Impact (CO ₂) Rating | | |
|---|----------------------------|---|
| | Current | Potential |
| <i>Very environmentally friendly - lower CO₂ emissions</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
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