



**Tadcaster Road, Sheffield S8 0RB**

**£575 Per Calendar Month**

Available to let from 27th July 2019 is this stunning two double bedroomed first floor flat. Close to all the local amenities of Woodseats and with excellent transport links to the city centre. Having open plan lounge and modern fitted kitchen with electric cooker, electric hob, inbuilt microwave and integrated fridge and freezer. Two large double bedrooms, modern family bathroom with shower and bath facilities and balcony offer excellent view of the city to the rear. Also having a private designated car parking space and underfloor heating throughout. No pets and no smokers.



### Entrance Hallway

Entrance through front facing UPVC door into ground floor entrance hallway. Having airing cupboard and carpeted stairs leading to first floor.

### Open Plan Kitchen/Lounge

Spacious open plan fully fitted modern kitchen and living area with hardwood flooring. Equipped with a range of wall and base units with work surfaces over incorporating a single drainer sink unit. Electric cooker, four ring electric hob with extraction above, inbuilt microwave oven and separate integrated fridge / freezer. Bamboo hardwood flooring with underfloor heating and two large slide and tilt patio door giving access to private rear balcony having stunning views of Sheffield.

### Bedroom One

Large double bedroom having carpeted flooring and double glazed window overlooking the front elevation.

### Bedroom Two

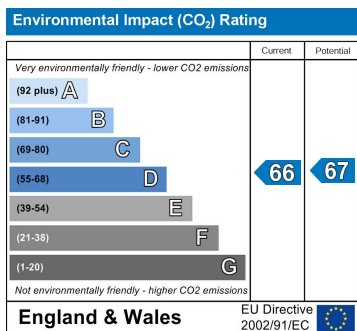
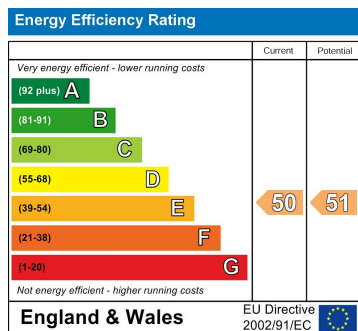
An equally large double room having side facing double glazed window and carpeted flooring with under floor heating.

### Bathroom

Equipped with a panelled bath with thermostatic shower over, floating wash hand basin with mixer tap and low flush WC. Having tiled flooring with under floor heating, heated towel rail and front facing double glazed obscured glass window. Also having a utility cupboard incorporating a washing machine.

### Outside

There is an allocated parking space at the front of the property.



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.

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