



Derbyshire Lane, Sheffield S8 8SF

£575 Per Calendar Month

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

Available to let immediately is this well presented one bedroomed flat located in the popular area of Norton Lees. Close to a range of amenities, transport links and being only a short stroll to Graves Park this property would suit professionals or couples alike. In brief the property comprises: Living Room, Dining Kitchen, Bathroom and 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 students.



Entrance Hall

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

First Floor Landing

Having carpeted flooring and stairs rising to the Attic Bedroom.

Living Room

Well presented living space having front facing UPVC double glazed window, gas central heating radiator, TV point and carpeted flooring.

Kitchen

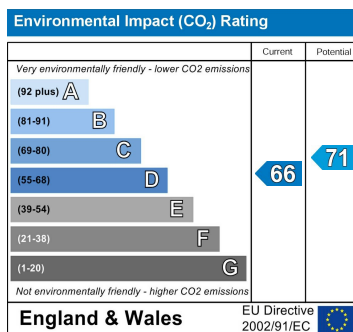
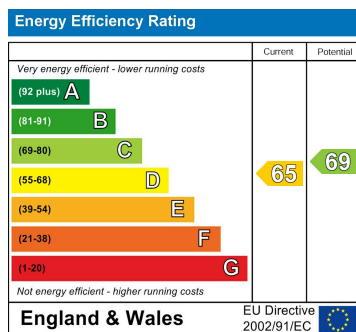
Good sized rear facing dining kitchen fitted with a good range of wall and base units with work surface incorporating stainless steel sink with mixer tap and drainer. Benefiting from four burner gas hob with oven beneath, under counter fridge/freezer and washing machine. Also having tiled splash backs,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

Bathroom

Rear facing bathroom fitted with white suite comprising: bath with shower over, pedestal wash hand basin and low flushing WC. Having tiled splash backs, cushioned flooring and UPVC double glazed obscured glass window. Also houses the boiler in a large airing cupboard.

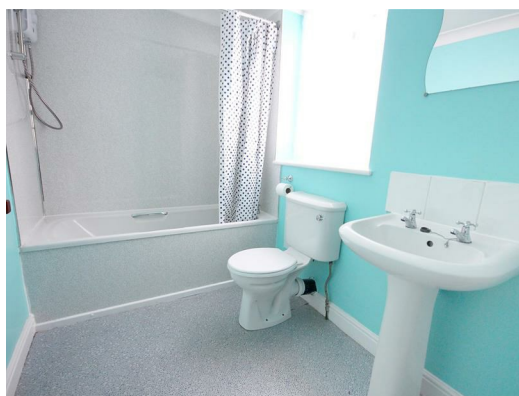
Attic Bedroom

Modern attic bedroom having UPVC double glazed dormer window with spectacular views towards the Peak District, gas central heating radiator and carpeted flooring.



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



sales • letting • property management



Website: www.skestateagents.co.uk

Email: info@skestateagents.co.uk

Telephone: 0114 2749730

Address: 868 Chesterfield Road, Woodseats, Sheffield, S8 0SH

Company No: 08028567