

SK estate agents

passionate about property



Chesterfield Road, Sheffield S8 0SS

£725 Per Calendar Month

SK Estate Agents are pleased to offer to the market to let this generously proportioned four bed roomed mid terraced property with two reception rooms and a large enclosed rear garden. This spacious home placed in this convenient area, is served with a good host of local amenities including a bus network to and from the city centre, local shopping facilities and good schooling. In brief the property comprises: Entrance Hallway, Living Room, Dining Room, Kitchen, Cellar, Three Bedrooms, Attic Bedroom, Bathroom, additional separate WC and gardens to the front and rear. Unfurnished, No Pets.



Entrance Hallway

Entrance via a covered archway through a wooden effect UPVC door into entrance hallway. Having carpeted flooring, gas central heating radiator, ceiling coving and carpeted stairs rising to first floor.

Living Room

Large front facing lounge made bright and airy by virtue of the UPVC double glazed bay window. Having carpeted flooring, two gas central heating radiators and feature gas fireplace with white mantle and dark marble hearth.

Dining Room

Rear facing dining room the focal point being the feature gas fire with sand coloured marble surround and ornate wooden mantle. Having laminate flooring, gas central heating radiator and views to the patio area through UPVC french doors.

Kitchen

Modern kitchen fitted with white high gloss wall and base units with contrasting black marble worktop incorporating stainless steel one and a half bowl sink and black glass induction hob. Having slate effect cushioned flooring, gas central heating radiator, stainless steel fronted fan oven and housing combination boiler. Also having two wooden UPVC double glazed windows overlooking the rear garden.

Cellar

Accessed via a wooden door from the kitchen the large full height cellar provides plentiful storage.

Landing

Having carpeted floor, white painted banister, ceiling coving and providing access to storage beneath the attic staircase.

Bathroom

Fitted with white suite comprising: glass shower cubicle, paneled bath and pedestal wash hand basin. Part tiled and having wood effect cushioned flooring and rear facing UPVC double glazed obscured glass window,

Separate WC

Fitted with white pedestal wash hand basin and WC. Also having wooden effect cushioned flooring, gas central heating radiator and side facing UPVC double glazed window.

Master Bedroom

Having exposed varnished floorboards, ceiling coving, gas central heating radiator and front facing UPVC double glazed window.

Bedroom Two

Generously sized double bedroom having integrated storage either side of the chimney breast, carpeted flooring, gas central heating radiator and benefiting from views over the gardens via rear facing UPVC double glazed window.

Bedroom Three

Single bedroom benefiting from walk in storage beneath the attic staircase, laminate flooring, gas central heating radiator and front facing UPVC double glazed window.

Attic Bedroom

Accessed via a staircase from the landing and having front facing UPVC double glazed dormer window, full height ceiling, carpeted flooring, gas central heating radiator and storage space within the eaves.

Outside

To the rear of the property is a large, enclosed, hard landscaped garden with a patio area accessed from french doors via dining room.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	53	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating			
		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	35	
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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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