



Lupton Road, Sheffield S8 7NF

£800 Per Calendar Month

Available IMMEDIATELY is this FANTASTICALLY Presented THREE BEDROOM mid terraced property. Having been renovated to an EXCEPTIONALLY high standard by the current owners with contemporary fixtures and fittings throughout. In brief the property comprises:- Entrance Hall, Stunning Open Plan Kitchen/Diner with breakfast bar, large open plan conservatory, good sized lounge, three double bedrooms, modern bathroom with underfloor heating and good sized enclosed rear garden. Having gas central heating and UPVC double glazing throughout, this is a SUPERB property. No pet, no smokers. Furniture included: Integrated fridge/freezer and washing machine.



Entrance

Entrance through front facing UPVC double glazed door into the entrance hallway having laminate flooring, doors leading to the kitchen and lounge and carpeted stairs rising to the first floor.

Open Plan Kitchen/Dining Area

17'2" x 11'4" (5.24m x 3.47)

Beautifully presented Dining/Kitchen providing a substantial and light open plan space. Having modern contemporary cream gloss fully fitted kitchen with a range of wall units, base units and breakfast bar. Having oak effect work surfaces incorporating a one and a half bowl stainless steel sink with swan neck mixer tap and five ring gas burner hob with extractor above and glass splash back. Fitted with a range of integrated appliances including:- fridge/freezer, washing machine and single electric oven. Having a feature exposed brick wall, laminate flooring, front facing UPVC double glazed window, LED spot lighting, central heating radiator and space for dining table.

Conservatory

12'5" x 11'8" (3.8m x 3.57m)

A large conservatory which enjoys views of the rear garden and is UPVC double glazed to all three sides with a rear facing UPVC French door, laminate flooring and gas central heating radiator.

Lounge

17'0" x 11'5" (5.19m x 3.50m)

Large lounge with front facing UPVC double glazed window and rear patio door making this a bright and airy room. Having modern electric fire, carpeted flooring and gas central heating radiator.

Bedroom One

11'8" x 8'9" (3.57m x 2.68m)

Spacious principal bedroom with large front facing UPVC window and central heating radiator. Having carpeted flooring and good sized walk in wardrobe.

Bedroom Two

10'0" x 8'9" (3.06m x 2.68m)

A further generously sized double bedroom with front facing UPVC double glazed window, central heating radiator and carpeted flooring.

Bedroom Three

8'8" x 7'11" (2.65m x 2.43m)

Another good sized double bedroom with central heating radiator, rear facing UPVC double glazed window and carpeted flooring.

Bathroom

6'3" x 5'1" (1.92m x 1.56m)

Family bathroom which is fully tiled and has a suite comprising: low flush WC, pedestal wash hand basin and bath with waterfall taps and thermostatic mixer shower with modern chrome shower head above. Having underfloor heating, rear facing UPVC double glazed window, LED mirror and heated towel rail.

Outside

To the front of the property is a large brick paved driveway. To the rear is a good sized garden comprising a generous paved patio area with ample room for outdoor lounging/dining furniture and large lawned area.



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Website: www.skestateagents.co.uk

Email: info@skestateagents.co.uk

Telephone: 0114 2749730

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

Company No: 08028567



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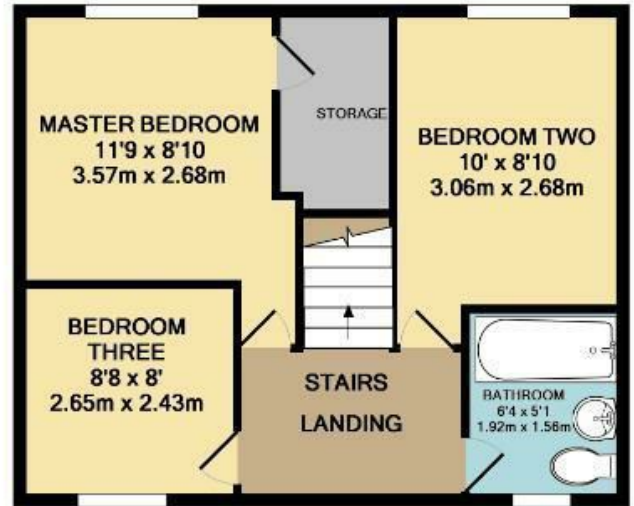


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GROUND FLOOR
APPROX. FLOOR
AREA 547 SQ.FT.
(50.8 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 406 SQ.FT.
(37.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 953 SQ.FT. (88.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	68	
(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		77
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	



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