



Trickett Road, Sheffield S6 2NP

£1,100 Per Calendar Month

**** 12 Month minimum tenancy ****

SK Estate Agents are delighted to offer to the market for LET this well presented, three bedroom mid-terraced property situated in the highly popular neighbourhood of Hillsborough, located just a short distance from excellent local shops, cafe's and transport links to Sheffield City Centre. Ideally suited to professionals, the accommodation briefly comprises: lounge, dining kitchen, bathroom, three bedrooms and a good sized rear garden. Also benefiting from alarm system. A viewing is highly advised to avoid disappointment. No pets, no students and no sharers.



Lounge

A well proportioned and presented reception room boasting laminate flooring, gas central heating radiator and a large front facing UPVC double glazed window.

Kitchen/Diner

A beautifully presented kitchen/diner featuring space for a dining table and chairs. The kitchen features a good range of grey wall and base units with complimentary worktops over incorporating a four ring electric hob and a composite sink and drainer with chrome swan-neck mixer tap over. Also having a fan assisted oven, stainless steel extractor hood, laminate flooring and space for a washing machine.

The dining area benefits from laminate flooring and UPVC double glazed French doors opening out on to the rear garden.

Bedroom One

A good sized double bedroom featuring carpeted flooring, fitted wardrobes, gas central heating radiator and a rear facing UPVC double glazed window overlooking the rear garden.

Bedroom Two

A further good sized double bedroom benefiting from carpeted flooring, gas central heating radiator, fitted wardrobes and a large front facing UPVC double glazed window providing ample natural light.

Bedroom Three

Having carpeted flooring, a gas central heating radiator and a front facing UPVC double glazed window.

Bathroom

A contemporary bathroom featuring a white suite comprising low flushing WC, pedestal wash basin and a bath with thermostatic rain shower over. Also benefiting from laminate flooring, floor-to-ceiling brick tile splash-backs and a rear facing UPVC double glazed obscured window.

Outside

To the rear of the property lies a low maintenance paved garden including greenhouse and shed.



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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

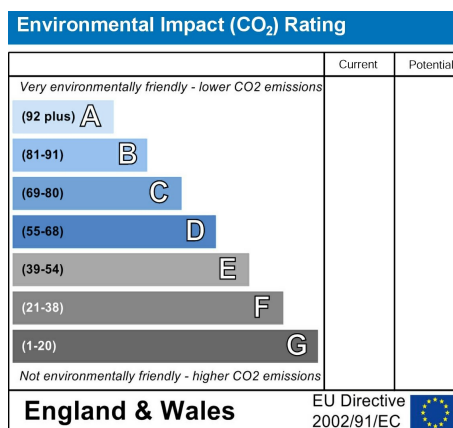
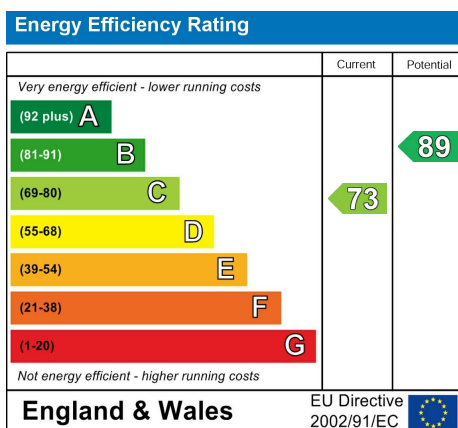


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