



Lancing Road, Sheffield S2 4EU

£695 Per Calendar Month

SK Estate Agents are delighted to offer to the market for LET this part-furnished three bedroom semi-detached property situated in the highly popular neighbourhood of Highfield, located close-by to a host of local amenities, transport links and just a short distance from Sheffield City Centre and Sheffield Railway Station. Ideally suited to professional couples or small families, the accommodation briefly comprises: entrance hallway, lounge/diner, breakfasting kitchen, downstairs WC, three bedrooms, bathroom, off-road parking space and private gardens to the front and rear. The house additionally benefits from gas central heating and UPVC double glazing throughout. Early viewings are highly advised to avoid disappointment.

**** Strictly no pets, no students and no sharers ****



Entrance Hallway

Entry through front-facing composite door into the warm and welcoming hallway featuring carpeted flooring, gas central heating radiator, useful storage cupboard, and carpeted staircase rising to the first floor.

Lounge/Diner

Well-presented reception room having laminate flooring, gas central heating radiator, UPVC double glazed rear window, UPVC double glazed patio doors opening out on to the garden, and gas feature fireplace with wooden mantle and marble effect hearth. Furniture included: Dining table & chairs, two sofa chairs, coffee table, and TV cabinet/stand.

Breakfasting Kitchen

A well-proportioned kitchen and dining area boasting an excellent range of fitted wall and base units with contrasting worktops incorporating four ring gas hob, stainless steel sink and drainer. Benefiting from laminate flooring, dual aspect UPVC double glazed windows, fan assisted oven, stainless steel extractor, pantry, and breakfast bar. White goods included: dishwasher, fridge/freezer, and washing machine. Also housing the gas boiler.

Downstairs WC

Useful downstairs WC offering laminate flooring, heated towel rail, WC, front facing UPVC obscured double glazed window, and vanity sink unit.

Landing

A good-sized carpeted landing providing access to all first floor bedrooms and bathroom having airing cupboard housing the water tank and hatch providing access to the attic.

Bedroom One

Well-presented double bedroom having laminate flooring, front-facing UPVC double glazed window, and gas central heating radiator. Furniture included: bed and mattress, wardrobe, computer desk & chair, drawers, and bookcase.

Bedroom Two

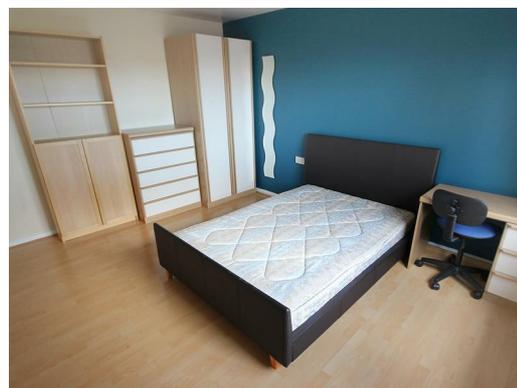
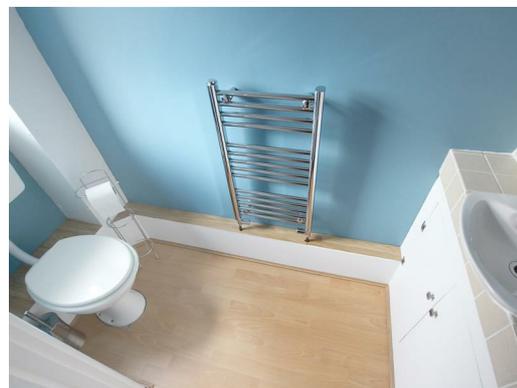
A further good-sized double bedroom benefiting from laminate flooring, UPVC double glazed rear window, and gas central heating radiator. Furniture included: bed and mattress, side tables, two chest of drawers and wardrobe.

Bedroom Three

A well-presented bedroom having laminate flooring, UPVC double glazed rear window, and gas central heating radiator. Furniture included: side table and wardrobe.

Bathroom

Modern fitted bathroom suite comprising: low flush WC, pedestal wash basin, and bath with electric shower over. Benefiting from tile effect flooring, front UPVC double glazed window, heated towel rail, and Xpelair extraction unit.



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Outside

To the front of the property is a low maintenance private garden having fenced borders and with further access to the rear via the pathway to the side. The side of the property further benefits from a secure storage cupboard.

At the rear is a good sized garden laid to lawn having patio area, an array of flowering plants and storage shed.

The outside boasts off-road parking space for one vehicle.

General Remarks

All furniture in the pictures and in the description are included with the rental and is inclusive of white goods.



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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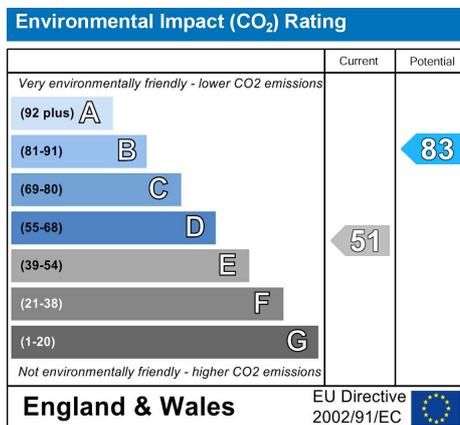
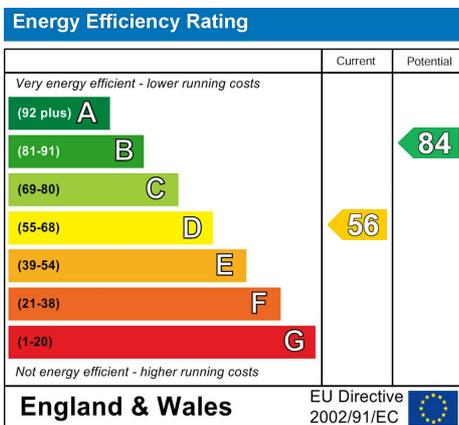


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