



**Ulverston Road, Sheffield S8 0NY**

**£550 Per Calendar Month**

SK Estate Agents are pleased to offer to the market this well presented two/three bedroom mid terrace property in the heart of the popular residential area of Woodseats. Having accommodation over three floors and benefiting from gas central heating and UPVC double glazing throughout. Located within close proximity to a host of local amenities and with excellent transport links to the city centre, this home would suit first time buyers or investors alike.

In brief the property comprises; 2 reception rooms, kitchen, cellar, 2/3 bedrooms, bathroom and an enclosed rear garden. Unfurnished, No Pets.



### Living Room

11'9" x 10'9" (3.60m x 3.30m)

Entrance through UPVC door into good sized living room having focal pressed iron fireplace with decorative wooden mantelpiece and tiled hearth. Featuring wall lighting, carpeted floor, gas central heating radiator, decorative ceiling rose and coving and front facing UPVC double glazed window.

### Hallway

Having gas central heating radiator, carpeted flooring and carpeted stairs rising to first floor.

### Dining Room

11'9" x 11'5" (3.60m x 3.50m)

Bright and well appointed dining room enjoying views over the garden through a rear facing UPVC double glazed window. Having laminate flooring, gas central heating radiator, plentiful storage by means of a cupboard to the side of the chimney breast and access to the cellar head.

### Kitchen

8'6" x 6'2" (2.60m x 1.90m)

Well presented off shot kitchen with a good range of modern wooden wall and base units with contrasting marble effect counter top. Having stainless steel fronted Whirlpool fan oven, 4 ring gas hob with extractor over, stainless steel one and a half bowl sink and drainer, laminate flooring and gas central heating radiator. Also benefiting from side facing UPVC window and UPVC door leading to the garden.

### Cellar

Large cellar housing the utility meters and providing plenty of storage by incorporating space beneath both the living and dining rooms.

### Landing

Carpeted landing providing access to all bedrooms and having stairs rising to the attic.

### Occasional Bedroom One

11'9" x 8'6" (3.60m x 2.60m)

Good sized double bedroom having UPVC double glazed window overlooking the garden, gas central heating radiator, thermostat for central heating and under stairs storage. Also providing access to the bathroom.

### Bedroom Two

11'9" x 10'9" (3.60m x 3.30m)

Generously sized bedroom having front facing UPVC double glazed window, under stairs wardrobe, gas central heating radiator and carpeted flooring.

### Bathroom

8'6" x 6'2" (2.60m x 1.90m)

Beautifully presented bathroom with matching three piece white suite comprising: bath with thermostatic shower over, low flush WC and pedestal wash hand basin. Having stone effect cushioned flooring, tiled splash back, heated towel rail, obscured side facing UPVC double glazed window and storage cupboard housing the combination boiler.

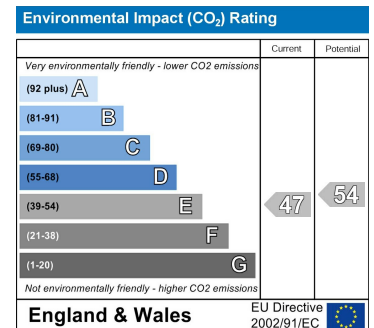
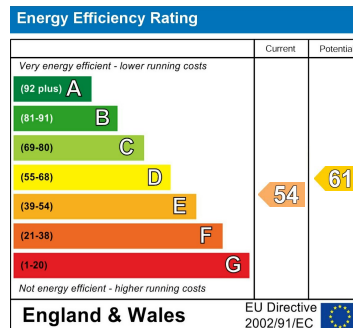
### Attic Bedroom

15'8" x 11'9" (4.80m x 3.60m)

Accessed via carpeted stairs from the landing. Having rear facing timber double glazed Velux window unit, halogen spot lighting, gas central heating radiator and carpeted flooring.

### Outside

There is an enclosed garden to the rear of the property having timber decking area and mature shrubbery.



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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