



Boland Road, Sheffield S8 7HU

£850 Per Calendar Month

****AVAILABLE FOR IMMEDIATE LET****

SK Estate Agents are pleased to offer to the market this spacious and well presented 3 bedroom mid-terraced property situated in the residential area of Lowedges. The accommodation in brief comprises: entrance hallway, large lounge, kitchen, utility room, 3 bedrooms, a bathroom and off-street parking to the front. To the rear is a well maintained private rear garden. A viewing is highly advised.

No pets, No smokers. No sharers.



Entrance

Entrance through front-facing UPVC double-glazed door into entrance hallway, having carpeted flooring and central heating radiator.

Lounge

Neutrally decorated dual aspect lounge having front-facing UPVC double-glazed window, central heating radiator, and rear UPVC double glazed French doors leading to the rear garden.

Kitchen

Having a range of cream wall and base units with contrasting roll-edged worktops incorporating one-and-a-half bowl stainless steel sink with swan neck mixer tap, five-ring gas hob with extractor above and electric oven beneath. Rear-facing UPVC double-glazed window and UPVC door leading to the rear garden. Laminate flooring and central heating radiator.

Utility Room

Having front-facing UPVC double glaze window and door. Also having storage cupboards housing the metres. Providing useful storage space and having space and plumbing for washing machine and fridge freezer

First Floor Landing

Having carpeted flooring and rear facing UPVC double glazed window.

Bedroom One

Large principal bedroom with front-facing UPVC double-glazed window, central heating radiator, carpeted flooring, and useful large over-stairs storage cupboard.

Bedroom Two

A further double bedroom having front-facing UPVC double-glazed window, central heating radiator, and carpeted flooring.

Bedroom Three

Having rear-facing UPVC double-glazed window and central heating radiator.

Bathroom

Fitted with a white suite comprising: panel bath with thermostatic shower over and concertina glass shower screen, pedestal wash basin and low flush WC. Fully tiled walls, central heating radiator, cushioned flooring, extractor fan and rear-facing obscure UPVC double-glazed window.

Outside

To the front of the property lies a block paved driveway providing off-road parking for 2 vehicles.

To the rear of the property lies a private, enclosed garden featuring two patio seating areas, a generous lawn, and well-maintained borders.



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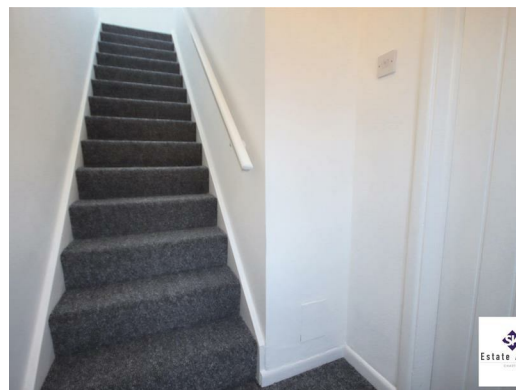
Website: www.skestateagents.co.uk

Email: info@skestateagents.co.uk

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

Telephone: 0114 2749730

Company No: 08028567



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

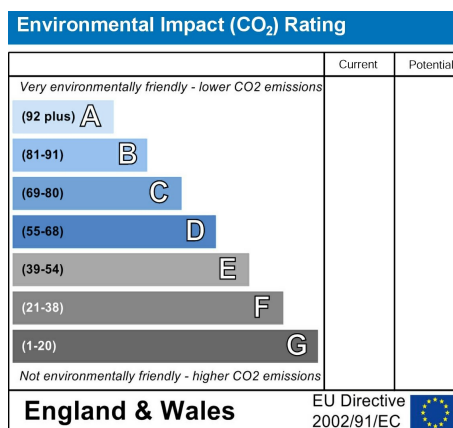
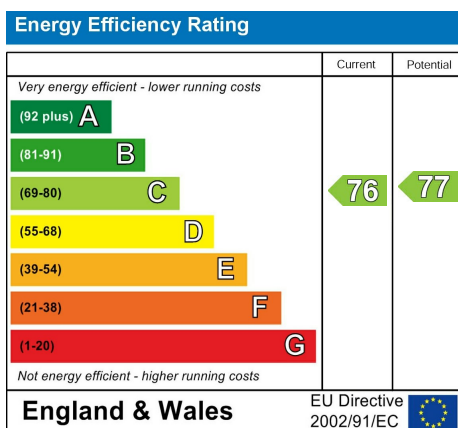


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