



**Woodseats Road, Sheffield S8 0PH**

**£650 Per Calendar Month**

**\*\* Available immediately \*\*** SK Estate Agents are delighted to offer for LET this attractive and spacious **FOUR BEDROOM** terraced property. Close to all the local amenities of Woodseats and with excellent transport links to the city centre, this recently refurbished property briefly comprises: Modern kitchen, lounge, four well presented bedrooms and two bathrooms. The property additionally benefits from gas central heating and double glazing throughout. No Pets, No smokers



## Kitchen

Well designed modern kitchen with UPVC double glazed window with a good range of fitted wall and base units. Having integrated electric hob and fan assisted oven below, space and plumbing for a washing machine and cushioned flooring.

## Dining Room

Good sized further reception room having a rear facing UPVC double glazed window, gas central heating radiator and carpeted flooring.

## Living Room

Bright and airy decorated bright living room with gas central heating radiator and front facing UPVC double glazed window.

## Bathroom One

Well presented and good sized bathroom fitted with white suite comprising: bath with shower over and tiled splash backs, WC and pedestal wash hand basin. Also benefiting from cushioned flooring and chrome heated towel rail.

## Bathroom Two

Neutrally decorated and good sized second bathroom fitted with white suite comprising: shower unit, WC and pedestal wash hand basin. Also benefiting from cushioned flooring.

## Bedroom One

Bright and airy double room with UPVC double glazed window, gas central heating radiator and carpeted flooring.

## Bedroom Two

Well presented double bedroom with UPVC double glazed window, gas central heating radiator and carpeted flooring.

## Bedroom Three

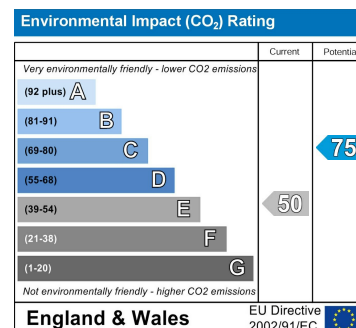
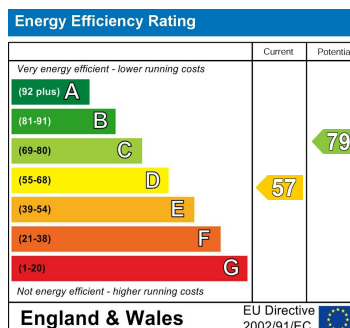
Good sized further bedroom with UPVC double glazed window, gas central heating radiator and carpeted flooring.

## Attic Bedroom Four

Spacious attic bedroom made bright and airy through rear facing velux window. Having UPVC double glazed window, gas central heating radiator and carpeted flooring.

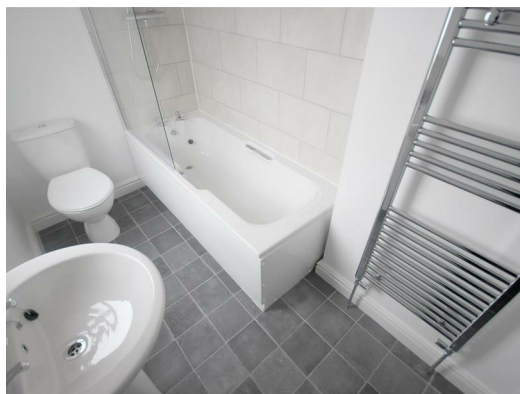
## Outside Space

Enclosed private low maintenance garden, benefiting from rear storage outhouse.



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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