

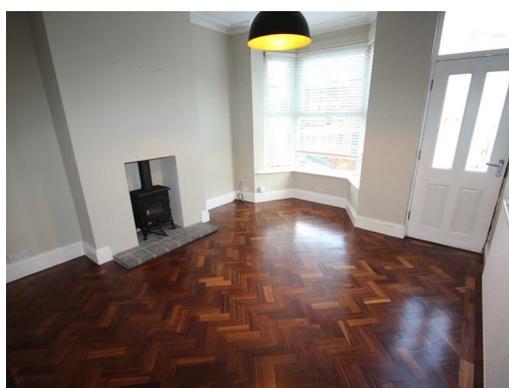


## Norton Lees Road, Sheffield S8 9BY

**£1,100 Per Calendar Month**

SK Estate Agents are delighted to offer to the market for let, and available IMMEDIATELY, this well presented, 3 bedroomed terraced property located in this popular residential area. This well proportioned home is conveniently located close to bus routes serving the city, local shops on Derbyshire Lane, and the wide range of amenities that Chesterfield Road has to offer. In brief, the property comprises: beautifully presented lounge, open plan dining kitchen, occasional basement room, two bedrooms and modern bathroom to the first floor and a further double bedroom in the attic. To the rear of the property lies a low maintenance area for outdoor seating.

No pets, no sharers, no students.



## Lounge

A well-presented reception room boasting antique parquet flooring, a front-facing UPVC double-glazed bay window and timber entrance door. The room further benefits from a wood-burning stove and central heating radiator.

## Kitchen/Diner

Fitted with a contemporary range of wall and base units with Corian worktops incorporating a stainless-steel sink with swan-neck mixer tap. Includes an electric oven, four-ring induction hob and extractor. Integrated dishwasher, plus space and plumbing for a washing machine and freezer (current appliances will not be maintained by the landlord if retained). Finished with parquet flooring, a Victorian-style radiator, rear-facing UPVC double-glazed windows and a side timber door leading to the rear garden.

## Occasional Basement

Useful additional space with front-facing UPVC double-glazed obscure window, laminate flooring and central heating radiator.

## Landing

Exposed wooden flooring with stairs rising to the second floor.

## Bedroom One

A good sized front-facing principal bedroom with UPVC double-glazed window, central heating radiator, carpeted flooring and useful under stairs storage.

## Bathroom

Modern suite comprising: bath with thermostatic rainfall shower, low-flush WC and bowl sink with black mixer tap set on a vanity unit. Fully tiled walls and floors, rear UPVC double-glazed obscure window and black heated towel rail.

## Bedroom Three

A rear-facing bedroom with UPVC double-glazed window, carpeted flooring, central heating radiator and built-in window seat storage.

## Attic Bedroom Two

A neutrally decorated double bedroom with rear-facing Velux window, carpeted flooring and central heating radiator.

## Outside

To the rear of the property lies a low maintenance patio area for outdoor seating.



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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

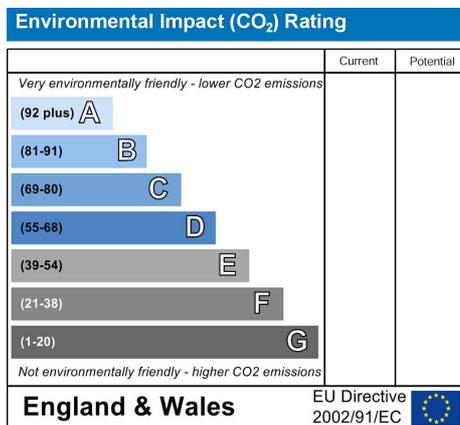
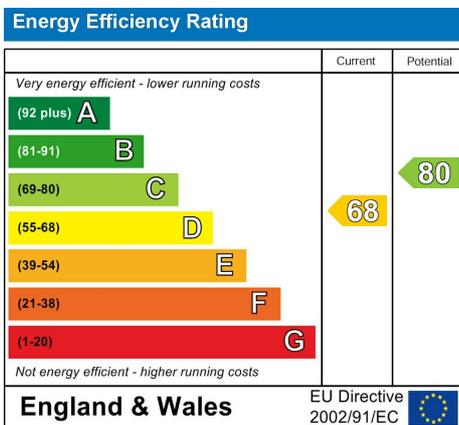


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