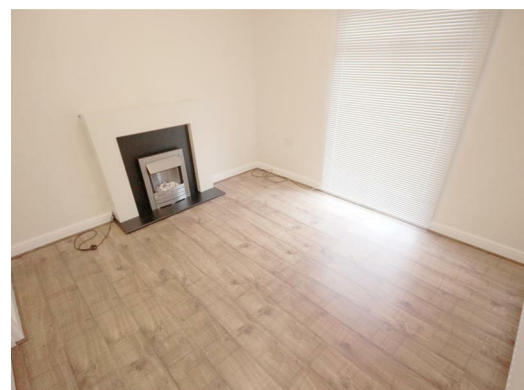




Hazlebarrow Road, Sheffield S8 8AW

£525 Per Calendar Month

Available to LET is this beautifully presented three bedroom and unfurnished end terraced property. Close to all local amenities and shops with excellent transport links to the city centre, this property briefly comprises: Modern fitted dining kitchen, good sized lounge, three bedrooms, downstairs WC, shower room, low maintenance private rear garden. The property benefits from gas central heating and double glazing throughout. Early viewings are recommended. No Pets, no smokers.



Entrance Hallway

Entry through the front composite door. Having laminate flooring, two storage/cloak rooms and access to all downstairs rooms.

Downstairs WC

Conveniently positioned on the ground floor, the downstairs WC benefits from the front facing UPVC obscured window. Having low flush WC and wall mounted wash basin.

Dining Kitchen

Large modern fitted kitchen with further space for a dining table. Having Laminate flooring, a wide selection of wall and base units with contrasting granite effect worktops and 4 ring gas hob and oven with extractor over. Benefiting from tiled splashbacks, rear facing UPVC double glazed window, rear french doors and gas central heating radiator. Additionally there is space for a fridge freezer and washing machine.

Living Room

Well presented lounge made bright and airy through the large front facing UPVC double glazed window. Having laminate flooring, TV point and gas central heating radiator. Benefiting from a feature fireplace.

Landing

Carpeted stairs rising to the landing. Having loft access and further storage/airing cupboard.

Shower Room

Beautifully presented shower room equipped with an electric shower, pedestal wash basin and low flush WC. Benefiting from Tiled flooring and splashbacks, rear facing obscured UPVC double glazed window and gas central heating radiator.

Master Bedroom

Large rear double bedroom with walk in wardrobe, having laminate flooring, gas central heating radiator and TV Point. Benefiting from the Rear facing UPVC double glazed window with views over the rear garden.

Bedroom Two

This double bedroom is made bright and airy through the large rear facing UPVC double glazed window. Having laminate flooring, gas central heating radiator and TV point.

Bedroom Three

Good sized third bedroom, having laminate flooring, gas central heating radiator and front facing UPVC double glazed window.

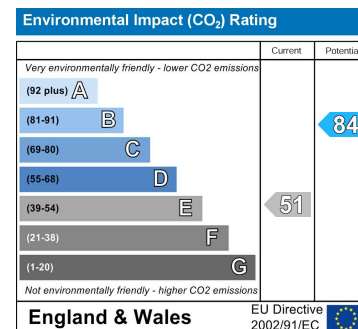
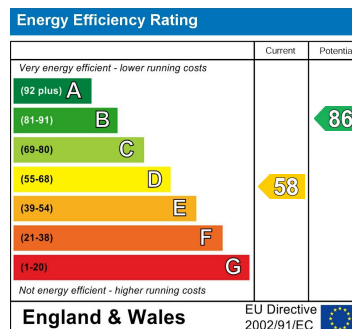
Outside

Front

Well presented paved/cobbled area with additional storage room at the side of the entrance door.

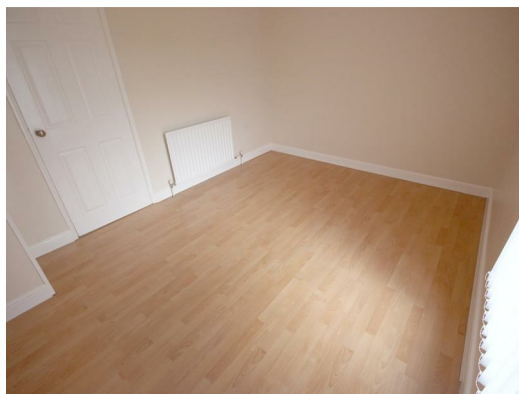
Rear

Well presented low maintenance private lawned garden with patio area and further storage room.



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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