



Norfolk Park Avenue, Sheffield S2 2RB

£1,250 Per Calendar Month

****Available now on a 12 month tenancy****

SK Estate Agents are pleased to offer to the market this well presented, bay-fronted, three bedroom detached property. Situated just a stones throw away from Norfolk Park and within close proximity to a host of amenities and transport links to the city centre, this spacious house benefits from kitchen, lounge/diner, three good sized bedrooms, bathroom, separate WC and garage.

Early viewing is advised to appreciate the size and standard of accommodation on offer.

No sharers, No pets.



Entrance

Accessed via front facing UPVC door leading into a welcoming entrance hallway, featuring a useful understairs storage cupboard and carpeted stairs rising to the first floor.

Lounge / Diner

A bright and spacious reception room enjoying natural light from a front facing UPVC double glazed bay window and a rear facing UPVC double glazed window. The room benefits from carpeted flooring, gas central heating radiator and a feature fireplace.

Kitchen

Fitted with a range of modern white wall and base units complemented by roll-edged worktops. The kitchen includes a gas hob with extractor above, electric oven below, and a 1½ bowl stainless steel sink with drainer. There is space and plumbing for both a washing machine and a fridge freezer. Finished with practical flooring, gas central heating radiator and rear facing UPVC double glazed window.

Bedroom One

A generous double bedroom having front facing UPVC double glazed window, gas central heating radiator, fitted wardrobes, and carpeted flooring.

Bedroom Two

A further double bedroom featuring rear facing UPVC double glazed patio doors opening onto a private balcony. Having carpeted flooring and gas central heating radiator.

Bedroom Three

Front facing and having UPVC double glazed window, gas central heating radiator and carpet flooring.

Bathroom

Fitted with a white suite comprising a panelled bath with electric shower over and pedestal wash hand basin. Fully tiled with a rear-facing obscure glass UPVC window and gas central heating radiator.

Separate WC

Low flush WC with tiled walls and flooring, and a side facing UPVC double glazed obscure glass window.

Outside

To the rear, the property benefits from off-road parking and a single garage, providing excellent storage.



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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

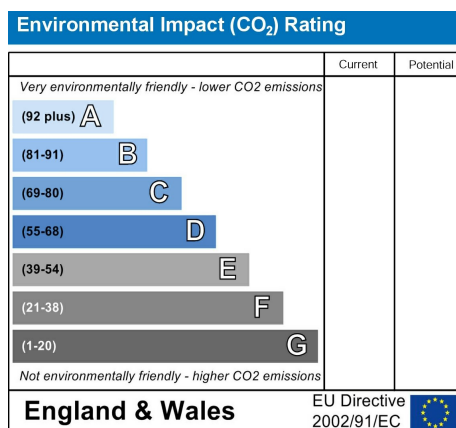
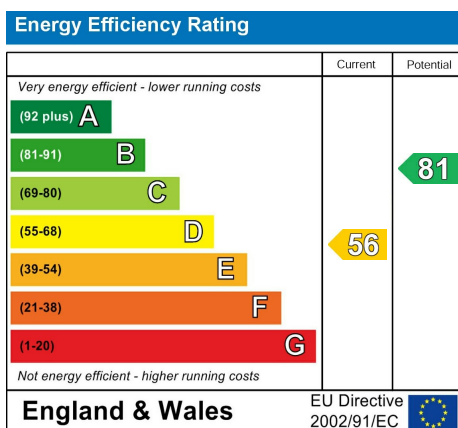


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