

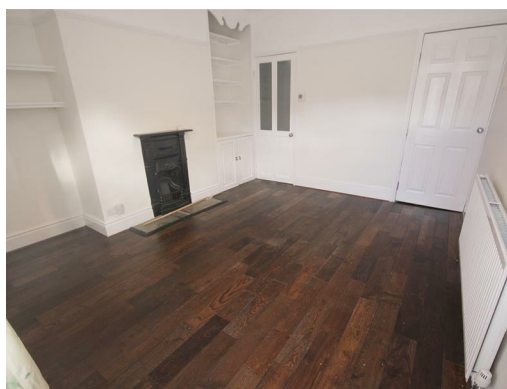


Woodseats Road, Sheffield S8 0PQ

£925 Per Calendar Month

****Available Immediately****

SK Estate Agents are pleased to offer to the market for LET this attractively presented, three bedroom semi-detached property situated in the highly popular area of Woodseats. Close to an excellent range of shops, cafes and transport links to Sheffield City Centre, this house would ideally be suited to a professional couple or family. In brief the accommodation comprises: lounge, dining room, off-shot kitchen, two bedrooms and bathroom to the first floor, attic bedroom and enclosed rear garden. An early viewing is highly advised.
No smokers, no sharers.



Entrance

Entrance through side facing timber door into entrance hall.

Extended Kitchen

Having a range of cream wall and base units with contrasting wooden worktops incorporating a stainless steel sink with drainer and swan neck mixer tap. Also having freestanding oven with 4 ring gas hob, freestanding fridge/freezer, washing machine and slimline dishwasher. The kitchen further benefits from cushioned flooring, gas central heating radiator, side facing UPVC double glazed window, skylight, and timber door leading to rear garden.

Dining Room

A good sized and well presented dining room having solid wood flooring, original feature fireplace with stone hearth, fitted storage cupboard and shelving, rear facing UPVC double glazed window, and gas central heating radiator.

Lounge

Having carpeted flooring, front facing UPVC double glazed window, gas central heating radiator and wall mounted feature electric fire.

Bedroom One

Principal double bedroom made bright by the dual aspect front and side facing UPVC double glazed windows. Also having carpeted flooring and central heating radiator.

Bedroom Two

Rear facing bedroom having UPVC double glazed window, carpeted flooring and gas central heating radiator.

Bathroom

Modern bathroom with white suite comprising; bath with chrome mixer tap and thermostatic shower over, low flush WC, and vanity sink with chrome mixer tap. Also having side facing UPVC double glazed obscure glass window, brick tiled splashbacks, cushioned flooring and chrome heated towel rail.

Attic Bedroom Three

The attic room is split into two separate areas. The rear benefits from a UPVC double glazed dormer window and the front has two Velux windows providing ample natural light. Having carpeted flooring and plenty of built-in storage.

Outside

To the front of the property lies an area with mature planting and a paved path providing access to the property. The well maintained rear garden boasts Indian paved patio and an area laid to lawn. Also having useful storage outhouse.



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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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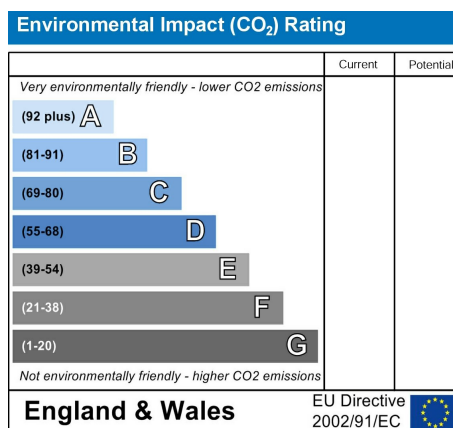
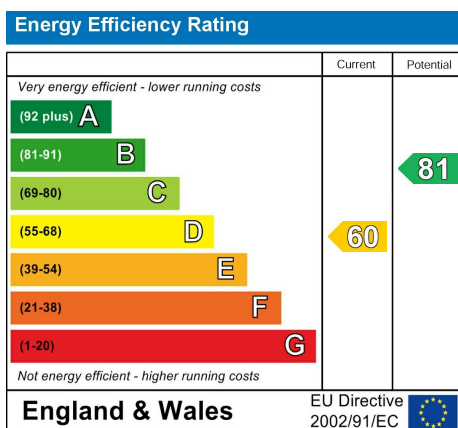


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