

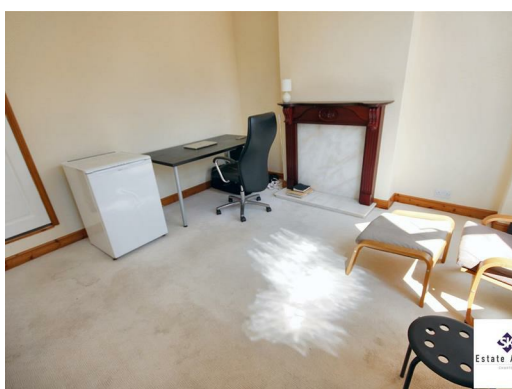


South View Crescent, Sheffield S7 1DH

£1,100 Per Calendar Month

AVAILABLE FROM 14th JULY 2025

SK Estate Agents are pleased to offer for LET this generously proportioned and well presented 3 bedroom mid-terraced property situated in the highly sought after residential area of Nether Edge. Conveniently located within close proximity to a host of excellent local amenities on Abbeydale Road and with good public transport links, this wonderful home would suit families or professionals. In brief the property comprises:- lounge, dining room, kitchen, cellar, two bedrooms and bathroom to the first floor and a further bedroom to the attic. Early viewings are recommended in order to avoid disappointment. No Sharers, No Smokers, No Pets.



Lounge

Good sized and well presented front facing lounge made bright by way of a large UPVC double glazed bay window. Having gas central heating radiator, carpeted flooring and front facing timber external door.

Hallway

With central heating radiator and further door leading to the dining room.

Dining Room

Good sized formal dining space with gas central heating radiator, rear facing UPVC double glazed window and access to cellar head storage area.

Kitchen

Fitted with a range of white gloss wall and base units with contrasting work surfaces incorporating stainless steel sink with drainer. Also having fan assisted oven with 4 ring gas hob above, stainless steel extraction unit, tiled splashbacks, and Worcester combination boiler. Additional features include a washing machine, fridge, freezer, side-facing UPVC double-glazed window, and a timber door leading to the rear garden.

First Floor Landing

Having carpeted flooring and stairs rising to the attic bedroom.

Bedroom One

A front facing principal bedroom with UPVC double glazed window, storage cupboard over the staircase, gas central heating radiator and carpeted flooring.

Bathroom

Part tiled and fitted with a white suite comprising: bath with electric shower over, low flush WC, and pedestal wash basin with chrome mixer tap. Also includes cushion flooring, a central heating radiator and UPVC double glazed obscured glass window.

Bedroom Three

Single bedroom with rear facing UPVC double glazed window, gas central heating radiator and carpeted flooring.

Attic Bedroom Two

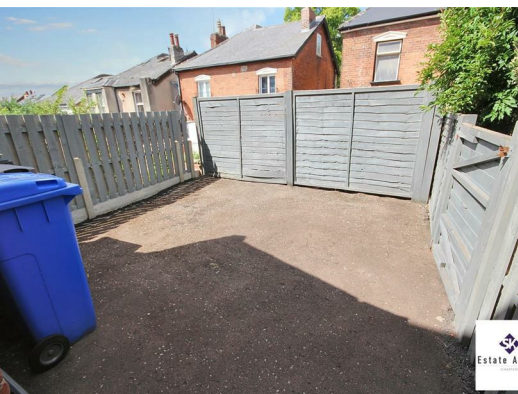
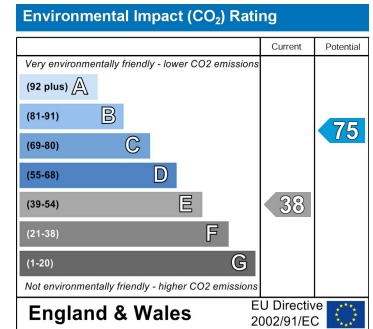
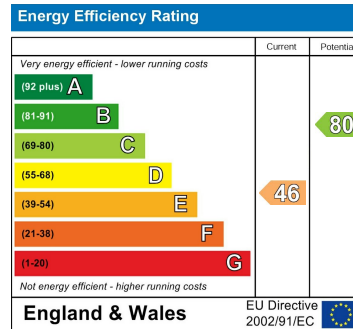
A superb studio style bedroom with rear facing sealed unit double glazed Velux roof light, stripped wooden skirtings and exposed wooden purlins and gas central heating radiator.

Outside

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

To the rear of the property lies a low maintenance rear garden with fenced borders.



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