



**Abbeydale Road, Sheffield S7 1FP**

**£250 Per Calendar Month**

SK Estate Agents are pleased to offer to the market for LET one room in this substantial and attractively presented 5 BEDROOMED terrace HOUSE SHARE located in the popular residential suburb of Sharrow.

This good sized double bedroom comes furnished as shown in the photographs and INCLUDES ALL UTILITIES, COUNCIL TAX AND BROADBAND. The property will also be serviced by a cleaner. The property offers excellently sized and decorated accommodation throughout, gas fired central heating, double glazing and briefly comprises: entrance hallway, large bay windowed lounge, dining room, kitchen, cellar storage, three bedrooms to the first floor, bathroom, two further bedrooms in the attic and a shower room.

An early viewing is advised to avoid disappointment. No Pets, No Smokers and no students.



### Entrance

Entry via part glazed UPVC door into entrance hallway having laminate flooring, gas central heating radiator and carpeted stairs rising to first floor.

### Communal Lounge

Bright and airy lounge having large front facing UPVC double glazed bay window providing ample natural light. Having contemporary electric fire to the feature wall, large L shaped sofa, 50" Smart TV with complimentary Virgin Digital TV and High Speed Fibre Broadband, laminate flooring, gas central heating radiator and spot lighting.

### Communal Dining Room

Rear facing dining room having feature fireplace with electric fire, dining table and chairs for 6 people, coffee table, gas central heating radiator, laminate flooring, spot lighting and UPVC double glazed window.

### Communal Kitchen

Modern and fully equipped fitted kitchen having a range of white high gloss wall and base units with contrasting work surface which incorporates a stainless steel sink with mixer tap and drainer and 4 ring gas hob with electric oven below and extractor fan above. Benefiting from a range of appliances including washer/dryer, fridge/freezer, microwave, toaster and kettle and also having brick effect tiles to the splash back, spot lighting, tile effect cushioned flooring, gas central heating radiator, rear facing UPVC double glazed window and door and door leading to cellar.

### Landing

Having laminate flooring and carpeted stairs rising to attic. Also providing access to the three first floor bedrooms and communal bathroom.

### Communal Bathroom

Modern fitted bathroom with white suite comprising of: bath with shower off the taps, low flush WC and pedestal wash hand basin. Benefiting from fully tiled walls, chrome heated towel rail, cushioned flooring and front facing UPVC double glazed obscured glass window.

### Attic Bedroom

Double bedroom benefiting from 23" Smart TV, leather bed with memory foam mattress and oak furniture set, carpeted flooring, gas central heating radiator and rear facing Velux window.

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.

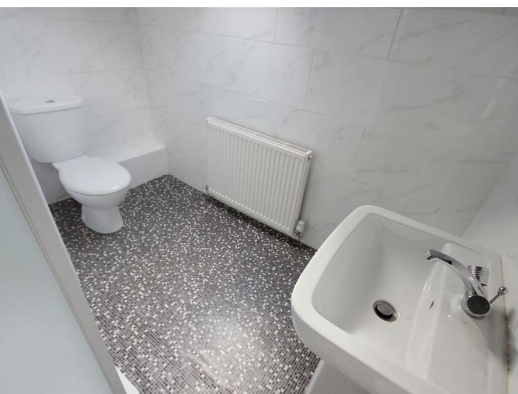
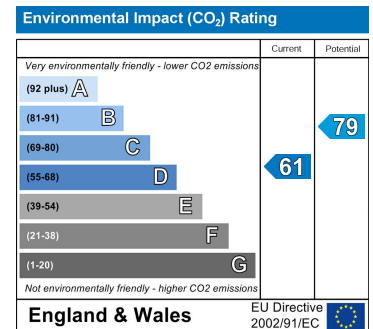
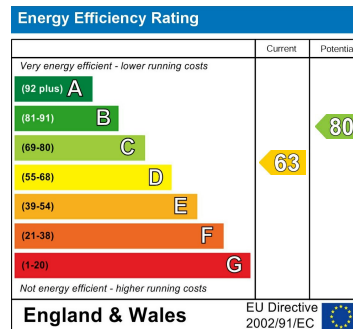
Lease details, ground rent and service charges (where applicable) are given as a guide only and should be checked by your solicitor prior to exchange of contracts. The copyright of all details, photographs and floor plans remains that of SK Estate Agents

### Second Floor Communal Shower Room

Shower room comprising of: shower cubicle with electric/thermostatic shower over, low flush WC and pedestal wash hand basin. Having tiled walls, cushioned flooring, gas central heating radiator and rear facing skylight.

### Outside

To the rear of the property is an enclosed yard with outside light and bin store.



sales • letting • property management



**Website:** [www.skestateagents.co.uk](http://www.skestateagents.co.uk) **Email:** [info@skestateagents.co.uk](mailto:info@skestateagents.co.uk)  
**Address:** 868 Chesterfield Road, Woodseats, Sheffield, S8 0SH

**Telephone:** 0114 2749730  
**Company No:** 08028567