SK estate agents

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Vincent Road, Sheffield S7 1BX

£950 Per Calendar Month

** 12 month minimum tenancy **

SK Estate Agents are pleased to offer to the market for LET this well presented, three bedroom, mid-terrace property situated in this highly popular suburb. Located just a stones throw away from good local shops, amenities and excellent transport links to Sheffield City Centre, the property would ideally be suited to professionals. The accommodation briefly comprises: spacious lounge, dining room with off-shot kitchen, three good sized bedrooms, modern bathroom and communal yard. A viewing is highly advised to avoid disappointment. No pets, no students, no sharers and no smokers.

** AVAILABLE FROM 20TH DECEMBER **

Lounge
A well presented reception room featuring a large front facing UPVC double glazed bay window providing ample natural light, fitted blinds, carpeted flooring and a gas central heating radiator.

Kitchen/Diner
Beautifully presented kitchen and dining space boasting a range of gloss white wall and base units with complimentary worktops over incorporating a four ring gas hob and grey sink and drainer with chrome swan-neck mixer tap over. The new kitchen further benefits from a fan assisted oven, freestanding fridge/freezer, washing machine, modern black extractor fan, attractive patterned tiled splash backs, UPVC double glazed window and a timber and glass panelled door opening out on to the rear garden. Also housing the combination boiler.

The dining area provides ample space for a dining table and chairs, having carpeted flooring, gas central heating radiator, useful storage cupboards and a large rear facing UPVC double glazed window with fitted blinds.

Cellar
Useful storage space housing the meters and consumer unit.

First Floor Landing
Having carpeted flooring and gas central heating radiator. Providing access to all first floor accommodation and carpeted stairs to the attic bedroom.

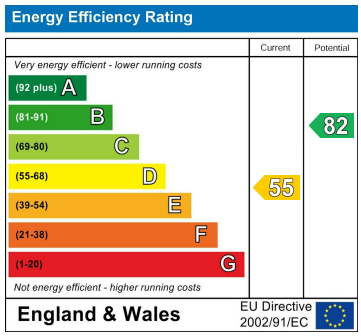
Bedroom One
Large double bedroom featuring carpeted flooring, gas central heating radiator, large front-facing UPVC double glazed window with fitted blinds and under stair storage cupboard.

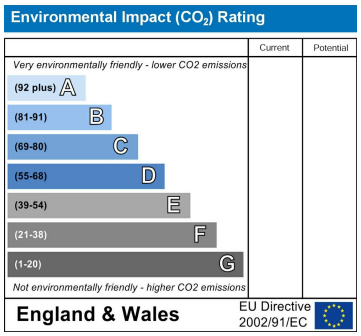
Bathroom
A new contemporary fitted bathroom suite comprising: low flushing WC, pedestal wash basin and bath with showerhead attachment, Further benefiting from a chrome heated towel rail, laminate flooring, tiled splash-backs and a rear facing UPVC double glazed obscured window with fitted blinds.

Bedroom Three
A well proportioned bedroom or office space featuring carpeted flooring, rear facing UPVC double glazed window with fitted blinds and a gas central heating radiator.

Attic Bedroom Two
A well presented double bedroom having carpeted flooring, gas central heating radiator and dormer UPVC double glazed window with fitted blinds to the rear.

Outside
At the rear of the property there is a communal yard providing space for outdoor seating.





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