

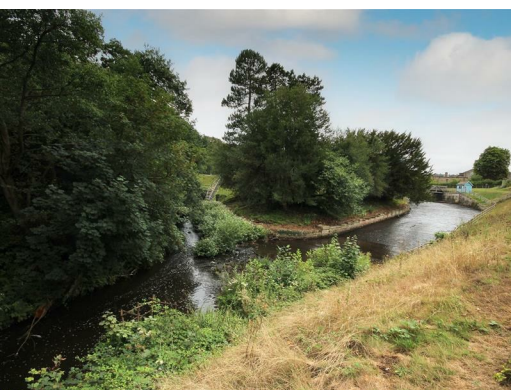


Filter Cottages, Sheffield S6 5SP

£1,100 Per Calendar Month

**** 12 month minimum tenancy. Available from 6th October 2025****

SK Estate Agents are delighted to offer to the market for LET this three bedroom, semi-detached cottage situated on this quiet road in the highly popular neighbourhood of Rivelin in close proximity to Rivelin Valley Nature Trail and walking/cycling trails in the Peak District. This characterful property briefly comprises: entrance hall, spacious lounge, dining kitchen, three well proportioned bedrooms, family bathroom, outhouses housing a downstairs WC and small workshop. Outside there is a good-sized private rear garden, further shared garden overlooking the river and off-road parking available. Please note the property has no gas central heating and is heated via a solid fuel burner. No sharers, no students, Pets considered.



Entrance Hallway

Entry via composite glazed door into a welcoming entrance hallway. Having cushioned flooring, central heating radiator, and carpeted stairs leading to the first-floor landing.

Lounge

The spacious, beautifully decorated lounge is made light through double aspect UPVC double glazed windows. Having carpeted flooring, tv aerial point, solid fuel burner and two central heating radiators.

Dining Kitchen

A neutral fitted kitchen having shaker-style wall and base units with complementary work surfaces incorporating composite black sink and drainer with swan neck mixer tap. Benefitting from a freestanding electric cooker, fridge/freezer and washing machine. Also having tiled splash backs, cushioned flooring, UPVC double glazed window overlooking the rear garden, useful storage pantry, space for dining table and chairs, under stairs storage cupboard housing the electric fuse board and timber door providing access to the outhouses.

Outhouses

The property benefits from a downstairs WC, small workshop and coal store which can be accessed from the rear garden via a UPVC double glazed door or through the kitchen.

Landing

Carpeted landing providing access to all first floor accommodation and the loft space which is boarded for further storage.

Family Bathroom

Fitted with a white three-piece suite comprising: bath with electric shower over and Aquaboard splash backs, wall-mounted wash hand basin with tiled splashback and WC. Having cushioned flooring, obscured UPVC double glazed window, central heating radiator and storage cupboard housing the water tank.

Bedroom One

Well-presented double bedroom having UPVC double glazed window, carpeted flooring, central heating radiator, USB sockets and useful wardrobe.

Bedroom Two

A second double bedroom benefitting from carpeted flooring, rear-facing UPVC double glazed window, USB sockets, central heating radiator, storage cupboard and wardrobe.

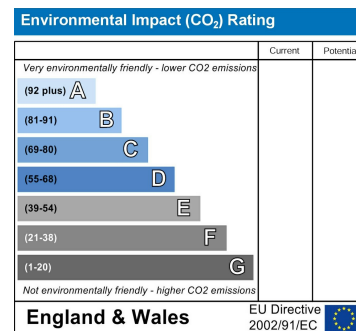
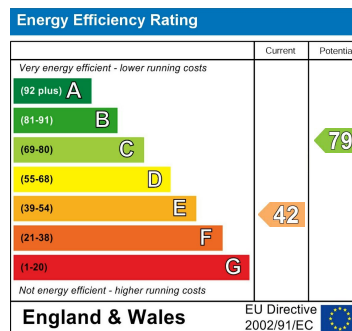
Bedroom Three

Currently used as an office space, this single bedroom benefits from cushioned flooring, UPVC double glazed front-facing window, central heating radiator and built-in wardrobe.

Outside

To the front of the property there is a well-maintained garden laid to lawn, large wood store and off-street parking.

To the rear, there is a good-sized private garden mostly laid to lawn with block paved seating area and storage shed. A gate provides access to land at the rear which overlooks the river.



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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Website: www.skestateagents.co.uk Email: info@skestateagents.co.uk
Address: 868 Chesterfield Road, Woodseats, Sheffield, S8 0SH

Telephone: 0114 2749730
Company No: 08028567