



**Victoria Street, Dronfield S18 1PL**

**£750 Per Calendar Month**

**\*\*Available Immediately\*\***

SK Estate Agents are pleased to offer for LET this well presented two bedroomed, terraced property located in the attractive area of Dronfield. In close proximity to a host of local amenities and major transport links allowing for a short commute to Sheffield or Chesterfield, in brief the property comprises; lounge, dining kitchen, dairy cellar, two bedrooms, bathroom and rear garden includes. Early viewing is advised in order to appreciate the accommodation on offer. No pets, no smokers, no sharers.



## Lounge

Entrance through composite door into welcoming lounge having front-facing UPVC double glaze window, carpeted flooring, feature fireplace and storage cupboard built into the recess.

## Dining Kitchen

Fitted with a good range of wooden wall and base units with contrasting roll edged worktops incorporating stainless steel sink with swan neck mixer tap. Also having undercounter fridge (not maintained by the landlord), space and plumbing for a washing machine and four ring gas hob with electric oven below. Having Yorkshire flagstone flooring, rear UPVC double glazed window and timber door leading to rear garden. Also having central heating, radiator and door leading to cellar.

## Cellar

Providing a useful storage space.

## Bedroom One

Well presented and neutrally decorated and having front-facing UPVC, double glazed window, carpeted flooring, central heating radiator and useful over stair storage cupboard.

## Bathroom

Fitted with a white suite comprising: bath with shower off the taps, pedestal wash hand basin and low flush WC. Also having part tiled walls, tiled flooring, a rear-facing UPVC double glazed obscure glass window and central heating radiator.

## Bedroom Two

A further good sized double bedroom having rear-facing UPVC double glazed window, central heating radiator and carpeted flooring.

## Outside

Featuring a paved area with path leading to the rear composite deck providing space for outdoor seating. There is an area laid to lawn and storage shed.



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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

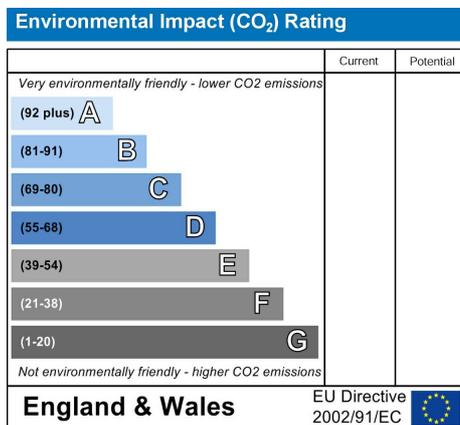
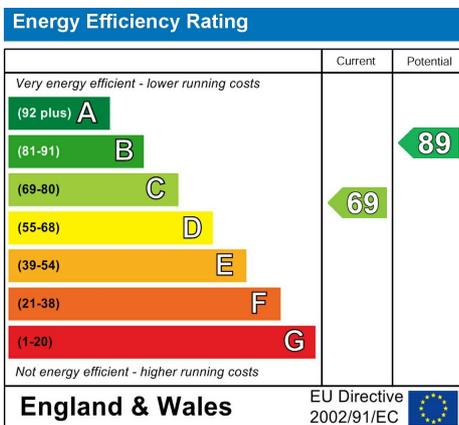


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