



Lowedges Road, Sheffield S8 7JE

£425 Per Calendar Month

**** 12 month minimum tenancy ****

SK Estate Agents are delighted to offer to the market for LET is this well presented, two bedroom first floor maisonette situated in the highly popular neighbourhood of Lowedges, located just a short distance to good local schools, an array of shops and excellent transport links to Sheffield City Centre. Ideally suited to a professional couple or single occupant, the accommodation briefly comprises: entrance hallway, dining kitchen, lounge, two good sized bedrooms and a bathroom. The property fully benefits from gas central heating and double glazing throughout. A viewing is highly advised to avoid disappointment. No pets, no sharers, no students and no smokers.



Entrance Hallway

Entry through the front facing external door into the warm and welcoming entrance hallway. Featuring partially laminate flooring and carpeted flooring, gas central heating radiator and a storage cupboard housing the boiler. A carpeted staircase rises to the first floor.

Dining Kitchen

A bright and airy kitchen and dining space featuring a good range of fitted wall and base units with contrasting worktops over incorporating a stainless steel sink and drainer with chrome mixer tap. Further benefiting from three storage cupboards, a fridge/freezer, washing machine, cooker, tiled splash-backs, cushioned flooring, gas central heating radiator and a front facing UPVC double glazed window.

Lounge

A good sized reception room featuring laminate flooring, a large rear facing UPVC double glazed window, decorative coving to the ceiling and a gas central heating radiator.

Landing

A carpeted landing providing access to all first floor accommodation, featuring a gas central heating radiator.

Bedroom One

A good sized double bedroom boasting laminate flooring, a large rear facing UPVC double glazed window, gas central heating radiator and a range of fitted wardrobes.

Bedroom Two

A well presented double bedroom featuring laminate flooring, gas central heating radiator and a large front facing UPVC double glazed window. Also having additional fitted storage.

Bathroom

Featuring a white three piece suite comprising low flush WC, bath with off-the-taps shower and a pedestal wash basin. Also benefiting from cushioned flooring, tiled splash-backs, gas central heating radiator, storage cabinets and a front facing obscured UPVC double glazed window.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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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