



Nettleham Road, Sheffield S8 8SX

£850 Per Calendar Month

**** Available now on a 12 month minimum tenancy ****

SK Estate Agents are delighted to offer to the market for LET this well presented, two bedroom, mid-terraced property situated in on the highly popular Nettleham Road in Woodseats located close-by to a host of local shops and excellent transport links to Sheffield City Centre. Ideally suited to professionals, the property briefly comprises: lounge, dining room, off-shot kitchen, ground floor family bathroom, cellar, two double bedrooms and a low maintenance rear garden. A viewing is highly advised to avoid disappointment. No pets, no sharers and no students.



Lounge

Entry is made through the front facing composite door into the welcoming reception room. Boasting carpeted flooring, decorative coving to the ceiling, gas central heating radiator and a large front facing UPVC double glazed window.

Dining Room

A further good sized reception room, having laminate flooring, decorative ceiling coving, rear facing UPVC double glazed window, gas central heating radiator and access to the cellar.

Kitchen

A modern off-shot kitchen having a range of fitted wall and base units with contrasting worktops over incorporating a four ring gas hob and stainless steel sink and drainer with chrome mixer tap. Also benefiting from a fan assisted oven, washing machine, stainless steel extractor hood, gas central heating radiator, Vaillant combination boiler, tiled splash-backs and a side facing UPVC double glazed window. A composite side door opens out on to the rear garden.

Ground Floor Bathroom

A contemporary white fitted bathroom suite comprising low flushing WC, wash basin with vanity unit and a P-shaped bath with glass shower screen and a thermostatic shower over. Further benefiting from tiled flooring, gas central heating radiator and a side facing obscured UPVC double glazed window.

Landing

Having carpeted flooring and doors leading to the upstairs bedrooms.

Bedroom One

A well proportioned double bedroom featuring carpeted flooring, a large front facing UPVC double glazed window, decorative coving to the ceiling and storage cupboard.

Bedroom Two

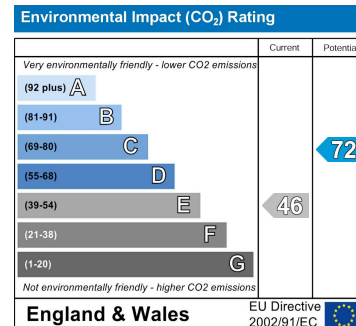
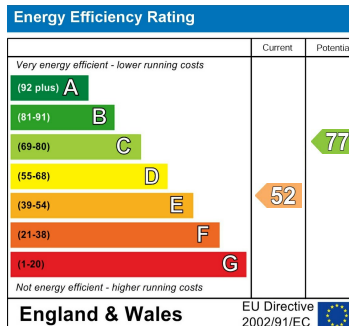
A further good sized double bedroom benefiting from carpeted flooring, gas central heating radiator and a rear facing UPVC double glazed window.

Outside

At the rear of the property is a good sized paved low maintenance garden providing ample space for outdoor seating and entertainment. Having fenced borders and separate outhouse for storage.

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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