



Peakdale Crescent, Sheffield S12 4SA

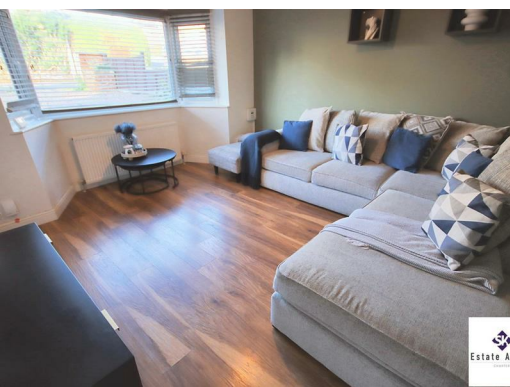
£800 Per Calendar Month

****Available Immediately****

UNFURNISHED

SK Estate Agents are delighted to offer to the market for LET this well presented, two bedroom, semi-detached property situated in this highly popular neighbourhood. Located just a short distance from good local shops and good transport links, this would make an ideal rental for professionals. In brief the accommodation comprises: entrance vestibule, lounge, kitchen/diner, two good sized bedrooms, bathroom, outhouse/utility, driveway providing off-street parking and a delightful private garden to the rear. A viewing is highly advised to avoid disappointment.

No pets, no sharers and no students.



Entrance

Entry via front facing composite door into hallway having laminate flooring, gas central heating radiator and carpeted stairs to first floor.

Lounge

A bright and airy bay-fronted lounge with laminate flooring, gas central heating radiator and UPVC double glazed window.

Kitchen/Diner

A well presented dining kitchen providing a good range of wall and base units with contrasting work surfaces comprising one and half bowl sink with drainer and mixer tap. Boasting 5 ring gas hob with double oven below and extractor above, dishwasher, under counter fridge, a useful under stairs storage cupboard also housing the boiler, UPVC double glazed French doors to the garden and side facing UPVC door. Space for dining table and chairs.

Bedroom One

A well proportioned principal bedroom benefitting from a range of fitted wardrobes, bay fronted window with UPVC double glazing, carpeted flooring and gas central heating radiator.

Bedroom Two

A further double bedroom with rear facing UPVC double glazed window, carpeted flooring and gas central heating radiator.

Bathroom

Bathroom fitted with three piece white suite comprising: bath, WC and sink mounted on a vanity cupboard. There is a chrome heated towel rail and rear facing obscured UPVC double glazed window.

Outside

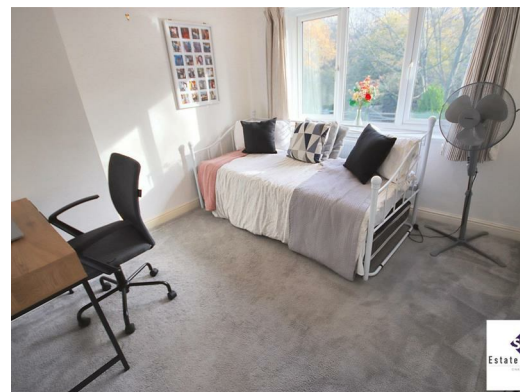
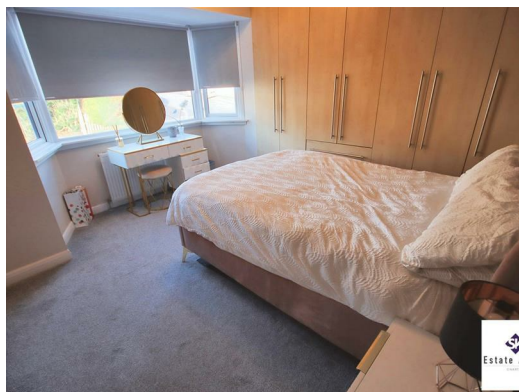
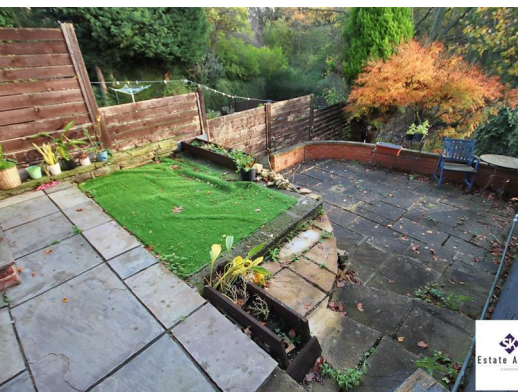
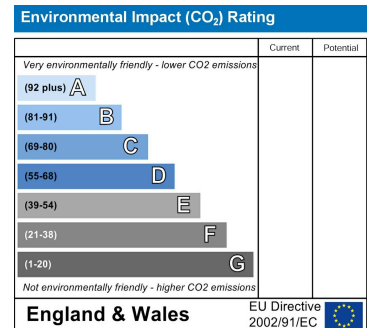
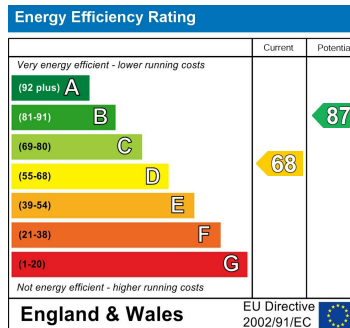
To the front of the property lies a driveway providing off-road parking and a further area laid with gravel which can be used as an additional parking space. A gate leads to the side and rear of the property. To the rear of the property lies a paved patio, a section of astro turf, and steps to the lower level mature garden.

Outbuilding/Utility

The useful brick built outbuilding, which has power and light, benefits from space and plumbing for washing machine, and dryer and can be used as an additional storage space. Freezer is also housed in this space.

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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