



Lawson Road, Clifton Court, Sheffield S10 5BW

£525 Per Month

SK Estate Agents are pleased to offer for LET immediately this spacious one bedroomed ground floor apartment situated in a private complex. Located in the highly sought after area of Broomhill and in close proximity to local shops, the universities and city centre, this property would ideally suit professionals. In brief the property comprises: Entrance hallway, living/dining room, kitchen, one double bedroom, bathroom and external garage for storage. Early viewing is recommended in order to avoid disappointment. Strictly no pets and no smokers. Part Furnished.



Entrance Hallway

Welcoming hallway having newly carpeted flooring providing access to the living room, bedroom and bathroom.

Bathroom

Good sized with a white 3 piece suite comprising of WC, pedestal wash basin, and white panelled bath with shower over (no bath function). Also having fully tiled walls, heated towel rail, mirrored wall unit and laminate flooring.

Living Room/Dining Room

Impressively sized reception room which can be used both as a lounge and dining room. Made bright and airy by rear facing UPVC double glazed bay window. Having under floor heating, newly carpeted flooring and housing the water heater. Furniture included: Freestanding fridge/freezer.

Kitchen

Good sized fitted kitchen having a good range of wall and base units with complimentary counter tops, made bright and airy by rear double glazed UPVC window. Benefiting from 4 ring white electric hob with electric oven under, laminate flooring, tiled splashbacks and white sink and drainer. Includes: Washing machine.

Bedroom

Spacious double bedroom having newly carpeted flooring, front facing UPVC double glazed bay window and benefitting from under floor heating.

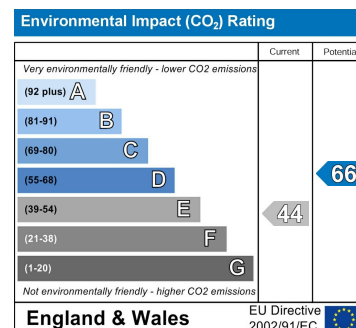
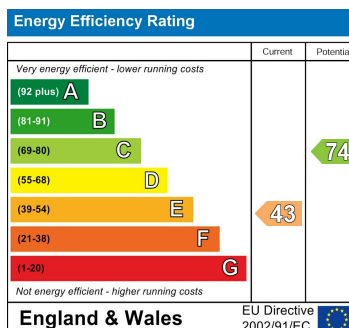
Outside

Front

Delightful communal gardens made private by front hedge borders.

Rear

Accessed by the side of the property having a good sized communal garden. Also included is a garage for storage only, there is ample space for on street parking.



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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