

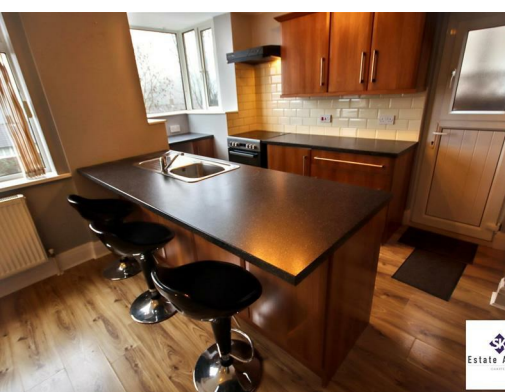


Fraser Road, Sheffield S8 0JN

**£800 Per Calendar Month**

**\*\* Available from start of September on a 12 month minimum tenancy \*\***

SK Estate Agents are delighted to welcome to the market this well proportioned 3 bedroomed semi detached property situated in a highly sought after residential area. The accommodation set over three floors briefly comprises: Entrance lobby, 2 large reception rooms, fitted kitchen/diner, cellar, 3 bedrooms, family bathroom and large enclosed rear garden. The property benefits from gas central heating and sits close to excellent local amenities and within catchment for regarded junior and secondary schools. Early viewings are advised to appreciate the accommodation on offer. No Pets, No smokers, no sharers



## Porch

Having tiled flooring, multi aspect UPVC double glazed windows and UPVC door opening to the driveway.

## Entrance Hall

Entrance through front facing timber glazed door into entrance hallway from the porch. Having gas central heating radiator, carpeted flooring and carpeted stairs rising to first floor.

## Living Room

Wonderfully appointed living room made bright by way of a front facing UPVC double glazed bay window unit. Having carpeted flooring, gas central heating radiator, focal electric fireplace with marble hearth and wooden mantle and TV point.

## Kitchen/Diner

Well appointed kitchen/dining space benefiting from a good range of modern styled wall and base units. Having contrasting granite effect counter tops, wooden effect laminate flooring, sink and drainer with mixer tap, space for electric oven, under counter fridge, rear facing UPVC bay double glazed window with fantastic views towards the City and side facing UPVC door. The dining area enjoys a large rear facing UPVC window, feature lighting to either side of the chimney breast and gas central heating radiator. Included furniture comprises of 3 modern barstools.

## Basement Utility Room

Located in a spacious cellar and benefiting from plentiful storage. Having granite effect countertop, space and plumbing for washer and dryer, rear facing UPVC door opening to the garden, wooden effect cushioned flooring, Vaillant combination boiler and ceramic pedestal sink.

## Basement Reception Room

Currently used as a games room with the included pool table. Having carpeted flooring, central heating radiator and door leading to the utility room. Included furniture comprises of; pool table, armchair and drawers.

## Landing

Having carpeted flooring and side facing UPVC double glazed window.

## Master Bedroom

Well appointed double bedroom made bright by front facing UPVC double glazed bay window. Having carpeted flooring and gas central heating radiator.

## Bedroom Two

Good sized bedroom having carpeted flooring, rear facing UPVC double glazed window overlooking the gardens, gas central heating radiator and fitted wardrobe.

## Bedroom Three

Having carpeted flooring, gas central heating radiator and front facing UPVC double glazed bay window.

## Bathroom

Well presented halftiled bathroom having obscured rear facing obscured UPVC double glazed window, panelled bath with thermostatic shower over, ceramic pedestal sink, low flush WC and heated towel rail.

## Outside



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The property has a rear garden mostly laid to lawn bordered with a mature trees, hedge topiary and a generous vegetable plot accessed via a paved patio area. The basement utility room opens out the a pathway leading to an outside storage shed at the bottom of the garden.

To front lies a concrete driveway providing off road parking and border planter set with colourful shrubbery.



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

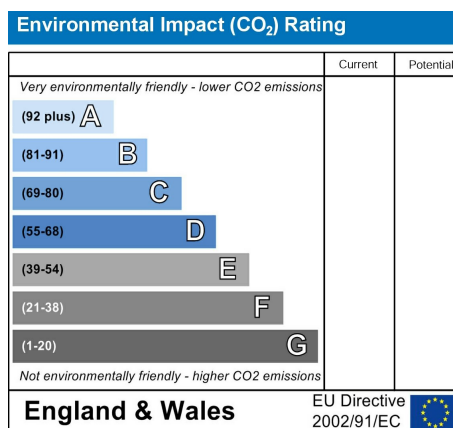
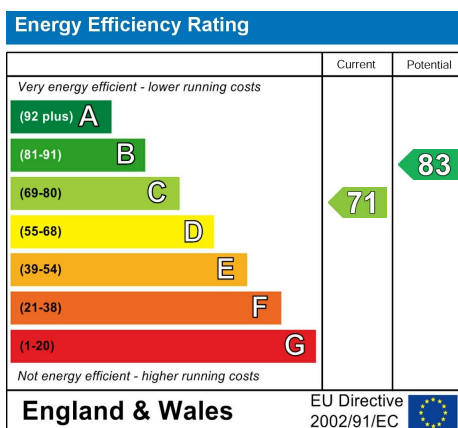


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