



**Hackthorn Road, Sheffield S8 8TB**

**£825 Per Calendar Month**

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

SK Estate Agents are pleased to offer for LET and available immediately, this beautifully presented two bedroom apartment located in the popular neighbourhood of Woodseats and just a short distance from good local shops on Chesterfield Road, excellent transport links to Sheffield City Centre and Graves Park. Ideally suited to professionals, the property briefly comprises: Entrance hallway, lounge, kitchen, two good sized bedrooms, bathroom and an integral garage for storage (no off-street parking). A viewing is highly advised to avoid disappointment. No pets, no sharers, no students.



## Entrance Hallway

Entry through the UPVC double glazed door into this warm and welcoming hallway, featuring laminate flooring, gas central heating radiator and providing access to all accommodation.

## Lounge

A well presented reception room benefiting from carpeted flooring, a focal feature modern fireplace, gas central heating radiator and a large UPVC double glazed window.

## Kitchen

A stylish and contemporary kitchen featuring a range of shaker-style kitchen units with worktops over incorporating four ring electric hob and a stainless steel sink and drainer with chrome mixer tap. Further benefiting from a fan assisted oven/grill, integrated microwave, stainless steel extractor hood, integrated fridge/freezer, integrated dishwasher and integrated washing machine. Also having UPVC double glazed window, tiled flooring and a gas central heating radiator.

## Bedroom One

A good sized double bedroom having carpeted flooring, gas central heating radiator and a UPVC double glazed window.

## Bedroom Two

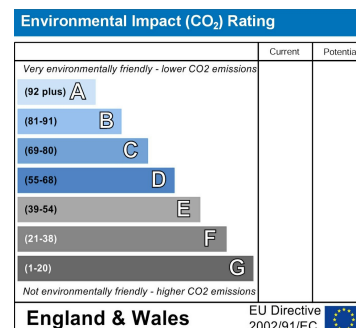
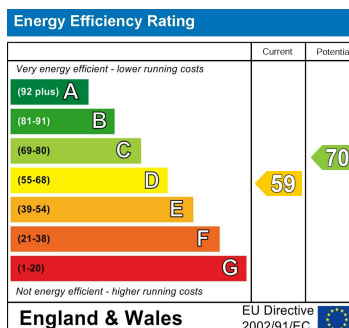
A good sized second bedroom featuring carpeted flooring, gas central heating radiator and a UPVC double glazed window.

## Bathroom

A contemporary fitted bathroom suite comprising a modern freestanding bath, quadrant shower cubicle with thermostatic shower, pedestal wash basin and a low flushing WC. Also benefiting from cushioned flooring, floor-to-ceiling tiled splash-backs, chrome heated towel rail and a UPVC double glazed window.

## Garage

Useful storage space situated beneath the apartment. No parking provided on the driveway.



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



sales • letting • property management



Website: [www.skestateagents.co.uk](http://www.skestateagents.co.uk)

Email: [info@skestateagents.co.uk](mailto:info@skestateagents.co.uk)

Telephone: 0114 2749730

Address: 868 Chesterfield Road, Woodseats, Sheffield, S8 0SH

Company No: 08028567