



**Townhead Road, Sheffield S17 3GD**

**£850 Per Calendar Month**

SK Estate Agents are pleased to offer for LET and available from the end of October 2025, this spacious and neutrally decorated first floor apartment situated in the highly sought after area of Dore Village. In close proximity to a range of local shops, and transport links to the city centre, this property would ideally suit professionals or a retired couple. In brief the property comprises: entrance vestibule, open plan living space with well equipped kitchenette, one bedroom and bathroom with separate bath and shower. Early viewing is recommended in order to avoid disappointment. Strictly no pets, and no smokers.



### Entrance Vestibule

Entrance through rear facing part glazed door into entrance vestibule. Having laminate flooring and stairs rising to first floor.

### Landing

Having laminate flooring, gas central heating radiator and providing access to loft hatch.

### Open Plan Living Space

Well presented living space made bright and airy by virtue of the dual aspect UPVC double glazed windows to front and side.

Lounge area having laminate flooring, gas central heating radiator and space for dining.

Kitchenette fitted with range of wall and base units with complementary work surface incorporating one and a half bowl sink with mixer tap and drainer. Benefiting from fitted appliances to include: four ring electric hob with extractor above, electric oven, undercounted fridge and washing machine. Also having tiled floor and tiling to the splashback.

### Bedroom

Large double bedroom having rear facing UPVC double glazed window, gas central heating radiator and laminate flooring. Also benefiting from a range of fitted wardrobes.

### Bathroom

Side facing and fitted with white suite comprising: panel bath, separate shower cubicle with glass door, pedestal wash hand basin and low flush WC. Having cushioned flooring, UPVC double glazed window, tiled splashbacks and chrome heated towel rail. Also having cupboard housing combination boiler.



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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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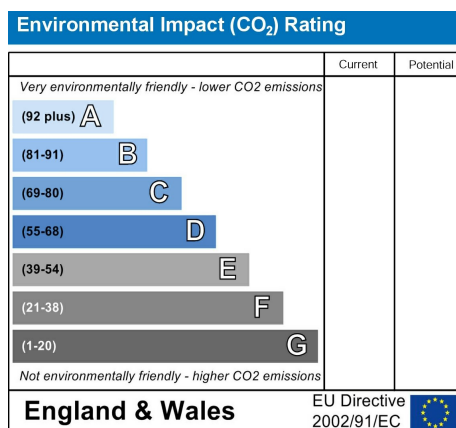
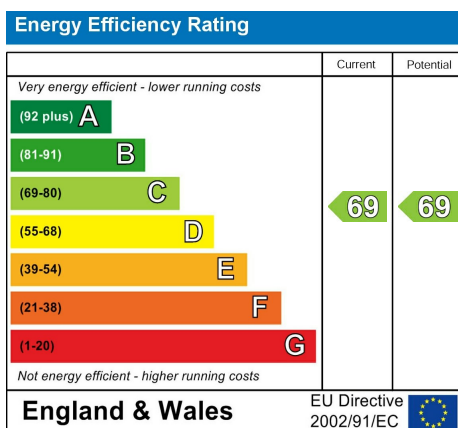
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