



Carlby Road, S6 5HP

£1,100 Per Calendar Month

SK Estate Agents are delighted to offer to the market for let, this superb 2 bedroom semi detached property. Situated in the highly desirable neighbourhood of Stannington and close to a range of amenities, shops and transport links, this house would be ideally suited to a professional couple or small family. In brief the accommodation comprises: welcoming hallway, dining kitchen, lounge, two good sized bedrooms, family bathroom, garage, off-road parking and delightful gardens to the front and rear. A viewing is highly recommended to appreciate the size and standard of accommodation on offer.

AVAILABLE FROM 28TH AUGUST 2026



Entrance Hallway

Bright and airy hallway, benefiting from carpeted flooring, gas central heating radiator, UPVC obscured double glazed external door and carpeted stairs rising to the first floor accommodation.

Lounge

Well proportioned lounge, featuring laminate flooring, front facing UPVC double glazed window, TV Point and gas central heating radiator.

Dining Kitchen

Well presented dining and kitchen space having a wide range of fitted wall and base units with contrasting worktops incorporating stainless steel sink, drainer and electric four ring hob. Further benefiting from laminate flooring, stainless steel extractor, fan assisted oven, gas central heating radiator and UPVC double glazed windows to the side and rear. Having space for a small dishwasher, washing machine, fridge/freezer and a dining table and chairs. Access to the rear via UPVC patio door.

Landing

A good sized carpeted landing, benefiting from side facing UPVC double glazed window and providing access to all bedrooms and the family bathroom.

Bedroom One

Well presented double bedroom having carpeted flooring, gas central heating radiator, UPVC double glazed front window, fitted wardrobes and separate storage cupboard over stairs.

Bedroom Two

A further good sized bedroom featuring carpeted flooring, gas central heating radiator and UPVC double glazed window overlooking the rear garden.

Family Bathroom

Modern fitted family bathroom comprising: low flush WC, bath, separate quadrant shower cubicle with thermostatic shower over and vanity sink unit. Benefiting from laminate flooring, tiled splashbacks, a large heated towel rail and obscured UPVC double glazed window.

Outside

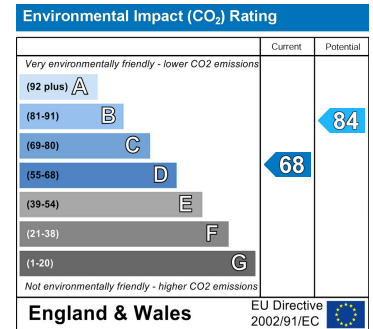
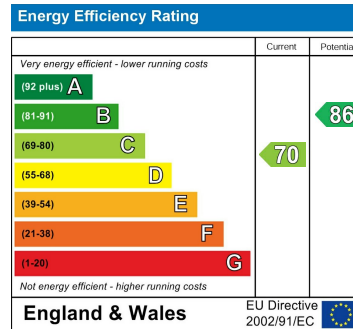
To the front of the property lies a low maintenance yard, made private by hedged borders. Further benefiting from large driveway to the side providing off-road parking.

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The rear benefits from a delightful private garden laid to lawn with an array of flowering plants and shrubs. Further benefiting from a storage shed to the rear.

Garage

Providing secure parking or additional storage with up and over door and benefiting from power and lighting.



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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