



**Evelyn Road, Sheffield S10 5FG**

**£950 Per Calendar Month**

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

SK Estate Agents are delighted to offer to the market this well proportioned, two bedroom semi-detached property situated in the desirable neighbourhood of Crosspool and located just a short distance from a range of local shops, excellent transport links to Sheffield City Centre and good primary and secondary schools. Ideally suited to a professional single occupant, couple or small family, the accommodation briefly comprises: lounge, kitchen, landing, two good sized bedrooms, bathroom, and pleasant gardens to the front and rear. The property fully benefits from gas central heating throughout. \*\* No pets, no students, no smokers and no sharers \*\*

Available Immediately





## Entrance Vestibule

Entrance through side facing UPVC door into entrance Vestibule. Having gas central heating radiator, carpeted flooring and carpeted stairs rising to first floor.

## Lounge

Large front facing lounge, the focal point being the electric fire with marble surround and hearth and wooden mantle. Neutrally decorated and having exposed wooden floorboards, UPVC double glazed window and gas central heating radiator.

## Kitchen

Rear facing kitchen fitted with a good range of wall and base units with contrasting worktop incorporating one and a half bowl sink with mixer tap and drainer, and four ring hob with electric oven beneath and extractor above. Having cushioned flooring, rear facing UPVC double glazed window and UPVC double glazed door opening onto the rear garden. Benefiting from washing machine, tumble dryer and large freestanding fridge/freezer. Also having under-stairs pantry store housing the boiler.

## Landing

Having carpeted flooring, side facing UPVC double glazed obscured glass window and providing access to first floor accommodation. Also providing access to loft via hatch.

## Master Bedroom

Large well presented master bedroom having carpeted flooring, two gas central heating radiators and front facing UPVC double glazed window. Also benefiting from walk-in wardrobe with carpeted flooring and gas central heating radiator.

## Bedroom Two

Rear facing and having UPVC double glazed window, carpeted flooring and gas central heating radiator.

## Bathroom

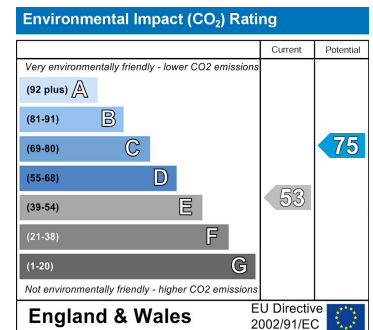
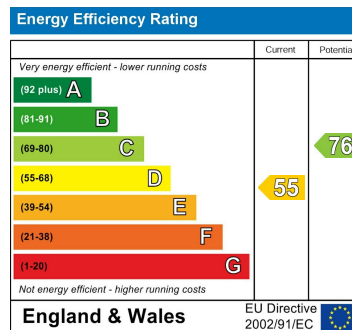
Fully tiled and fitted with white suite comprising: panel bath with glass shower screen and electric shower over, pedestal wash hand basin and WC. Having rear facing UPVC double glazed obscured glass window, heated towel rail and extractor fan.

## Outside

The rear well maintained enclosed garden is mainly laid to lawn. To the front there is a small lawned area with flowering plants to the borders.

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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