



Myrtle Close, Sheffield S2 3HW

£725 Per Calendar Month

SK Estate Agents are pleased to offer for LET this 4 bedrooomed modern townhouse situated in a prime location in close proximity to the City Centre. Enjoying an elevated and prominent position on the edge of a modern development, this townhouse boasts stunning views over Sheffield City Centre and the surrounding suburbs. With accommodation over 3 levels the property would suit professionals or families alike. In brief the property comprises: Entrance Hall, Downstairs WC, Living Room, Kitchen/Diner, Four Bedrooms, en-suite Shower Room, Family Bathroom, Rear Garden and detached garage. An early viewing is recommended. No Pets, No Smokers.



Entrance Hall

Entry via front facing external door into a welcoming Entrance Hall. Having laminate flooring, useful storage under the staircase, and providing access to all ground floor rooms.

Living Room

15'9" x 12'10" (4.82m x 3.92m)

Wonderfully bright living space enjoying views to the garden through rear facing double glazed UPVC french doors. Having laminate flooring, electric fireplace and gas central heating radiator.

Kitchen/Diner

16'0" x 6'2" (4.89m x 1.89m)

Beautifully designed high specification kitchen diner with a variety of white modern wall and base units. Having contrasting granite effect countertop, double cavity fan assisted oven with 5 ring gas hob above. stainless steel extraction unit, one and a half bowl sink and drainer, central heating boiler, focal worktop lighting, tiled splash backs, tile flooring and rear facing UPVC double glazed window.

Downstairs WC

Useful downstairs WC with low flushing toilet, ceramic wash basin and tiled flooring.

Landing

Having carpeted flooring and providing access to all first floor rooms. Stairs rise to the second floor landing.

Bedroom One

12'9" x 12'4" (3.91m x 3.78m)

Generously proportioned double bedroom having carpeted flooring, gas central heating radiator and UPVC double glazed window unit overlooking the garden.

Bedroom Two

10'9" x 6'2" (3.28m x 1.90m)

Good sized single bedroom having carpeted flooring, gas central heating radiator and UPVC double glazed window unit with panoramic views of Sheffield.

Bathroom

6'8" (2.05)

Fitted bathroom with matching 3 piece suite having panelled bath

with shower over, pedestal wash basin and a duo flush WC. There is tiling to the splash back, cushioned flooring and wall mounted towel rail.

Second Floor Landing

Providing access to the second floor accommodation and loft space. There is a side facing UPVC double glazed window.

Bedroom Three

11'8" x 9'4" (3.58m x 2.85)

Well appointed double bedroom having carpeted flooring, gas central heating radiator, access to the airing cupboard and UPVC double glazed window unit with panoramic views of Sheffield.

Bedroom Four (Master)

15'3" x 12'8" (4.67m x 3.87m)

Impressively sized Master Bedroom with ensuite shower room. Having carpeted flooring, gas central heating radiator and UPVC double glazed window unit overlooking the garden.

Ensuite

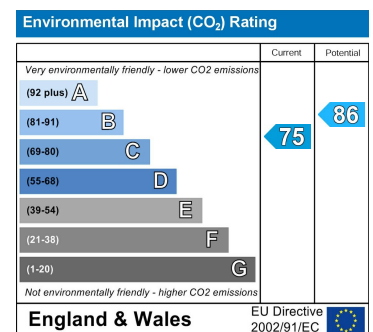
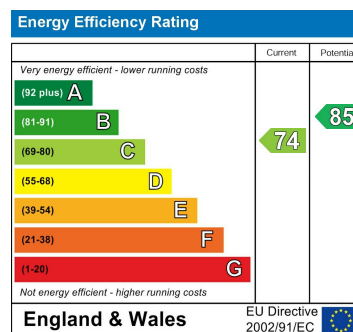
En suite shower room fitted with white suite comprising: shower cubicle with thermostatic shower and sliding door, low flush WC and wall mounted wash hand basin. Having cushioned flooring, heated towel rail and extractor fan.

Garage

Useful separate garage providing covered parking for a family sized vehicle.

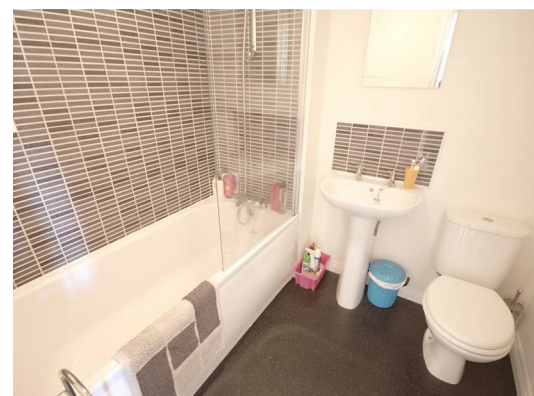
Outside

The property enjoys a beautifully landscaped rear garden with sun deck, lawn and bordering planters.



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 Email: info@skestateagents.co.uk
Address: 868 Chesterfield Road, Woodseats, Sheffield, S8 0SH

Telephone: 0114 2749730
Company No: 08028567