



## Smithy Wood Crescent, Sheffield S8 0NT

**£460 Per Calendar Month**

**\*\* 12 month minimum tenancy - Available from 24th July 2020 \*\***

SK Estate Agents are delighted to offer to the market for LET this well-presented, one bedroom, ground floor apartment well-placed in this quiet residential development on the highly popular Smithy Wood Crescent in Woodseats. Close-by to a host of local shops, good bus routes, and Graves Park; this well-presented home would ideally suit a professional couple or single occupant. The property briefly comprises: entrance hallway, double bedroom, bathroom, lounge/diner and kitchen. The apartment fully benefits from gas central heating and UPVC double glazing throughout. A viewing is highly advised to appreciate the standard of accommodation on offer. **\*\*No pets, no smokers\*\***



## Entrance Hallway

Entry through rear-facing timber glazed external door into this warm and welcoming entrance hallway, having gas central heating radiator, carpeted flooring, and useful storage cupboard. Providing access to the bedroom, bathroom, and lounge/diner.

## Bathroom

A well-presented and modern white bathroom suite comprising: low flush WC, pedestal wash basin, and bath with electric shower over. Fully benefiting from laminate flooring, gas central heating radiator, decorative ceiling coving, rear-facing UPVC double glazed obscured window, and tiling to the splashback.

## Bedroom

A bright and airy double bedroom boasting carpeted flooring, gas central heating radiator, and a front-facing UPVC double glazed providing far-reaching views across the city. Furniture included: Double bed frame and mattress, wardrobe, and side unit.

## Lounge/Diner

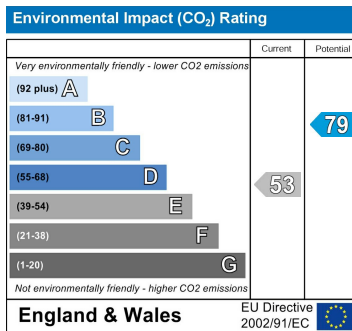
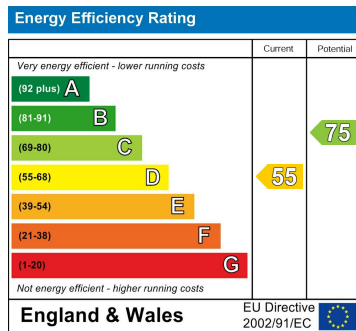
A well-proportioned reception room made bright through a large front-facing UPVC double glazed window. Having carpeted flooring, decorative coving to the ceiling, two gas central heating radiators, and furniture including: two sofas, bookcase/storage unit, coffee table, TV stand, and dining table and chairs.

## Kitchen

A well-proportioned reception room made bright through a large front-facing UPVC double glazed window. Having carpeted flooring, decorative coving to the ceiling, and two gas central heating radiators.

## Outside

Offered as part of the rental is one parking space to the side of the development.



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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