



**Reney Avenue, Sheffield S8 7FJ**

**£600 Per Calendar Month**

**\*\* Available from start of December on a 12 month minimum tenancy \*\*** SK Estate Agents are delighted to market this unfurnished three bedroom mid-terraced property for LET, situated in the popular area of Greenhill. Newly refurbished and finished to a high standard, the house is conveniently placed for an array of local amenities, shops, good transport links and would be suited for young professionals or a small family. In brief the accommodation comprises: entrance hall, lounge, dining kitchen, three bedrooms, bathroom and private rear garden. The property further benefits from gas central heating and double glazing throughout. No pets, no smokers.





## Entrance Hallway

Welcoming entrance hallway accessed through front facing UPVC double glazed entry door benefiting from carpeted flooring and staircase rising to the first floor accommodation.

## Lounge

Well presented living space benefiting from carpeted flooring, two gas central heating radiators, feature electric fireplace and UPVC double glazed windows to the front and rear.

## Dining Kitchen

Newly fitted kitchen and dining area benefiting from a good range of wall and base units with contrasting counter-tops incorporating stainless steel sink, drainer and electric four ring hob. Featuring stainless steel extractor hood, laminate flooring, fan assisted oven, washing machine, free standing fridge/freezer, gas central heating radiator, storage cupboard and entry doors to the rear and front of the property.

## Landing

Having carpeted flooring, rear double glazed window and access to loft space via hatch.

## Master Bedroom

Well proportioned double bedroom presented neutrally, having front facing UPVC double glazed window, carpeted flooring, gas central heating radiator and useful storage cupboard.

## Bedroom Two

A further good sized double bedroom featuring carpeted flooring, UPVC double glazed front facing window and gas central heating radiator.

## Bedroom Three

Well presented third bedroom having carpeted flooring, gas central heating radiator and UPVC double glazed window.

## Bathroom

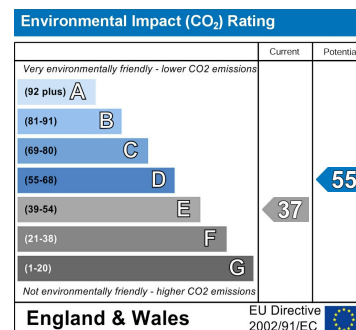
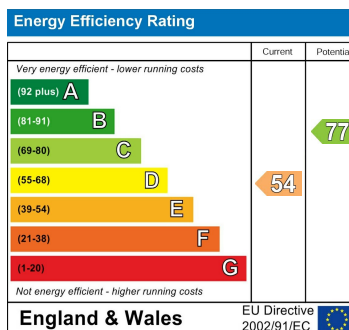
Modern fitted bathroom having white three piece suite comprising: low flush WC, pedestal wash hand basin and p-shaped bath with thermostatic shower over. Benefiting from tiled splash-backs and flooring with obscured UPVC double glazed rear window.

## Outside

To the rear of the property lies a good sized enclosed garden laid to lawn benefiting from fenced and hedged borders, patio area for outdoor seating, storage shed and array of mature shrubs.

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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