



**Mitchell Road, Sheffield S8 0GQ**

**£600 Per Calendar Month**

SK Estate Agents are pleased to offer to LET this newly refurbished 2 bedroomed semi-detached property which must be viewed internally to be fully appreciated. Situated in a highly sought after area within close proximity to a host of excellent amenities, Graves Park and in the catchment area for sought after junior and secondary schools, this property would suit families or professionals alike. The accommodation is very well presented and benefits from gas central heating, lounge, fitted kitchen with integrated appliances, modern shower room, 2 bedrooms, and an attractive rear garden. Viewing is recommended. Available Immediately on an unfurnished basis. No Pets, No Smokers.





### Living Room

Well presented and neutrally decorated living room made bright by way of a large front facing UPVC double glazed window. Having laminate flooring and gas central heating radiator.

### Kitchen

Beautifully designed modern kitchen with a variety of white gloss fronted wall and base units. Having contrasting wooden effect counter top, integrated fridge, gas on glass 4 ring hob with fan assisted oven below and illuminated extractor above, composite sink and drainer, LED ceiling spotlights, useful under stairs storage pantry, rear facing UPVC double glazed window and side facing timber external door.

### Landing

Having carpeted flooring and leading to all upstairs rooms.

### Master Bedroom

Generously proportioned Master Bedroom enjoying a front facing UPVC double glazed window. Also having carpeted floor, gas central heating radiator and access to the loft via ceiling hatch. Includes a double bed, bedside drawer unit and chest of drawers.

### Bedroom Two

Good sized single bedroom enjoying views over the gardens via rear facing UPVC double glazed window. Having carpeted flooring and gas central heating radiator. Includes a single bed and mirror.

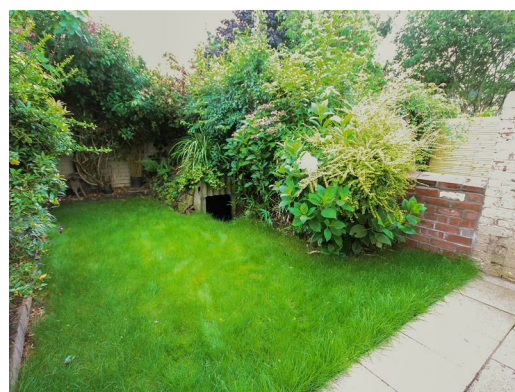
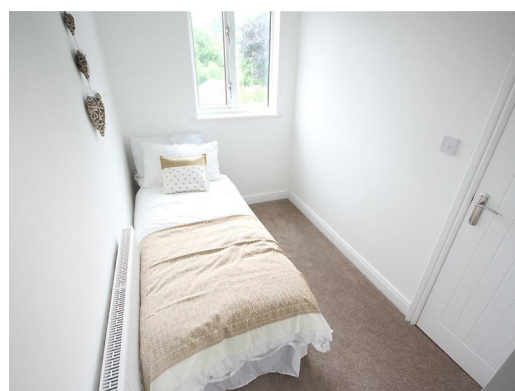
### Shower Room

Wonderfully finished shower room having corner glass shower cubicle with thermostatic shower, low flushing WC, pedestal sink, bamboo effect vinyl flooring and rear facing obscured UPVC double glazed window.

### Outside

The front of the property enjoys a low maintenance garden with wooden gate and hedged borders.

To the rear of the property lies a beautiful garden laid to lawn with colourful border planters and flagstone paved patio.



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](http://www.skestateagents.co.uk) **Email:** [info@skestateagents.co.uk](mailto:info@skestateagents.co.uk)  
**Address:** 868 Chesterfield Road, Woodseats, Sheffield, S8 0SH

**Telephone:** 0114 2749730  
**Company No:** 08028567