



**Dyche Road, Sheffield S8 8DR**

**£525 Per Calendar Month**

Available to LET immediately is this tastefully presented three bedroom terrace property located in a sought after residential area, convenient for a wide range of local amenities including schools, shops and leisure facilities. The accommodation is situated opposite the new White Willows development and is ideal for the family market. In brief the property comprises of: entrance porch, reception hallway, downstairs WC, lounge, dining area, newly installed kitchen, three bedrooms and family bathroom. Outside there is a parking space to the front and an attractive garden with large outhouse to the rear. An internal inspection is highly recommended to appreciate the accommodation on offer. No Pets, No Smokers.



### Entrance

Entry via front facing UPVC part-glazed door into porch. Having two side facing UPVC double glazed windows, gas central heating radiator, tiled flooring, alarm box and glazed UPVC door into entrance hallway.

### Entrance Hallway

Having newly laid laminate flooring and providing access the ground floor accommodation and newly carpeted stairs rising to first floor. There is a useful under stairs storage cupboard, a cupboard housing the fuse board and doors leading to the downstairs WC and lounge area.

### Downstairs WC

Having new vanity unit with sink, WC and tiled flooring.

### Lounge

Large bright and airy lounge with front facing UPVC double glazed bay window, newly plastered and painted walls, laminate flooring, gas central heating radiator and TV aerial.

### Dining Area

Spacious open plan dining area tastefully finished with decoration continued from the lounge. Having neutrally decorated walls, laminate flooring, gas central heating radiator and floor to ceiling UPVC double glazed window with UPVC glazed door leading to rear garden.

### Kitchen

Modern and newly fitted kitchen having a good range of high gloss wall and base units with contrasting work surfaces which incorporate stainless steel sink with mixer tap and drainer and 4 ring gas hob with electric oven below and extractor fan above. Having useful breakfast bar and larder style cupboard, laminate flooring, space for a tall free-standing fridge/freezer and space and plumbing for a washing machine. Having rear facing UPVC double glazed window over the sink and part glazed UPVC door leading to the rear garden.

### Landing

Doors to bedrooms and bathroom.

### Master Bedroom

Large rear facing double bedroom, neutrally decorated, having laminate flooring, gas central heating radiator and UPVC double glazed window.

### Bedroom Two

Second double bedroom having rear facing UPVC double glazed window, fitted wardrobes, laminate flooring and gas central heating radiator.

### Bedroom Three

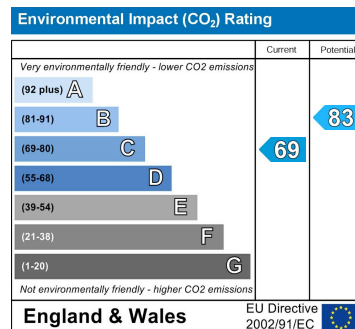
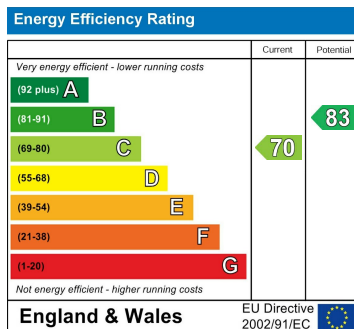
Front facing bedroom having useful built in storage cupboard, one side housing the boiler, laminate flooring, gas central heating radiator and UPVC double glazed window.

### Bathroom

Front facing bathroom, well presented with white three piece suite comprising of: raised bath with shower off the taps, low flush WC and pedestal wash hand basin. Also having UPVC double glazed obscured glass window, part carpet, part laminate flooring and heated towel rail.

### Outside

To the front of the property is a paved driveway allowing off-road parking for a family sized car. To the rear of the property is a brick built outhouse and a low maintenance garden which has a good sized paved patio area and an area laid to lawn.



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.

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