



**Cartmell Road, Sheffield S8 0NH**

**£650 Per Calendar Month**

SK Estate Agents are pleased to offer to the market TO LET and available IMMEDIATELY, this well presented two bedroom mid-terraced property. Conveniently located for a host of local amenities along Chesterfield Road and Abbeydale Road, and with excellent public transport links into the City Centre. Having gas central heating and double-glazing, in brief the property comprises; lounge, fitted kitchen, two bedrooms, bathroom and a lawned garden to the rear of the property with wonderful views overlooking the city.

No Pets, No sharers, No Smokers.





## Lounge

13'5" x 11'6" (4.1 x 3.5)

A well presented reception room having a front facing UPVC double glazed window providing ample natural light. Attractive feature fireplace with wooden surround and electric fire. Front facing UPVC entrance door, central heating radiator and laminate flooring.

## Kitchen

11'2" x 11'6" (3.4 x 3.5)

Fitted with a range of wall and base units and having a work surface area which incorporates a stainless steel sink with drainer unit, four ring gas hob with extractor above and built in electric oven. There is tiling to the splash back areas, newly laid cushioned flooring, space and plumbing for a washing machine, a rear facing UPVC double glazed window, adequate space for a dining table and chairs and a rear facing door leading to the garden. Access door leading to cellar which provides a dry storage area.

## Landing

Access to loft space used for storage.

## Bedroom One

11'6" x 13'9" (3.5 x 4.2)

A good sized master bedroom having UPVC double glazed window, carpeted flooring and a central heating radiator.

## Bedroom Two

11'2" x 4'11" (3.4 x 1.5)

Having UPVC double glazed window, central heating radiator and carpeted flooring.

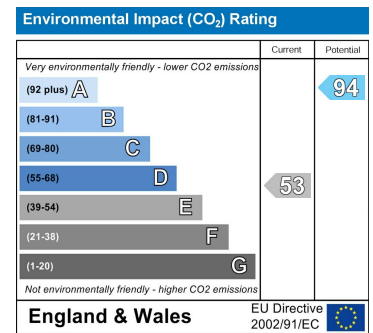
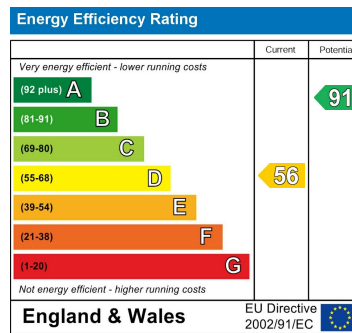
## Bathroom

7'7" x 6'3" (2.3 x 1.9)

Fitted with an attractive white suite comprising of; a tiled panelled bath with an electric shower above, a pedestal wash basin and a WC. There is white tiling to the splash back areas and a rear facing UPVC double glazed window.

## Outside

To the rear of the property is a good sized lawned area with excellent views across the city. Also contains an outbuilding used for storage.



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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