



Tadcaster Road, Sheffield S8 0RB

£620 Per Calendar Month

SK Estate Agents are delighted to offer to the market for LET this contemporary and spacious two bedroomed ground floor apartment situated in the highly popular area of Woodseats. Close-by to an excellent range of shops, amenities and public transport links to Sheffield City Centre, this would ideally suit a professional couple or single occupant. Finished to a high standard the property briefly comprises: large entrance hallway, two double bedrooms, open plan living room and kitchen space, bathroom and private garden to the rear. Having the added benefit of one designated parking space and underfloor electric heating throughout. A viewing is highly recommended to appreciate the size and high standard of accommodation on offer. ** No pets and no smokers **



Entrance Hallway

A large entrance hallway accessed through the front facing UPVC double glazed door. Having hardwood bamboo flooring with under-floor heating and separate storage cupboard/cloakroom.

Open Plan Living Space

Kitchen

A contemporary fitted white high gloss kitchen with contrasting worktops incorporating four ring electric hob, stainless steel sink and drainer. Equipped with a range of fitted appliances inclusive of microwave, oven and separate under counter fridge and freezer. Benefiting further from stainless steel extractor hood, under cabinet lights and bamboo hardwood flooring with underfloor heating.

Living/dining area

Open plan living area offering space for large living room and dining room furniture and made bright and airy through two large UPVC double glazed slide and tilt patio doors opening out onto the private rear garden. Benefiting further from hardwood flooring, underfloor heating and TV point.

Bathroom

A good sized bathroom with three piece suite comprising: low flush WC, wood panelled corner bath with thermostatic shower over and glass wash hand basin with mixer tap. Benefiting from tiled flooring with under floor heating, heated towel rail, front and side facing UPVC double glazed obscured windows and useful storage cabinets incorporating hot water tank and washing machine.

Bedroom One

A good sized double bedroom having carpeted flooring, underfloor heating and double glazed partially obscured UPVC window. Furniture included: wardrobes and drawers.

Bedroom Two

A further well proportioned double bedroom featuring carpeted flooring, rear facing UPVC double glazed window and under floor heating.

Outside

To the front of the property is a good sized designated parking space for one vehicle. To the rear is an enclosed private south facing paved garden benefiting from flowering plants and mature shrubbery.

One additional parking space can be available at an extra cost, subject to availability.



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Website: www.skestateagents.co.uk

Email: info@skestateagents.co.uk

Address: 868 Chesterfield Road, Woodseats, Sheffield, S8 0SH

Telephone: 0114 2749730

Company No: 08028567

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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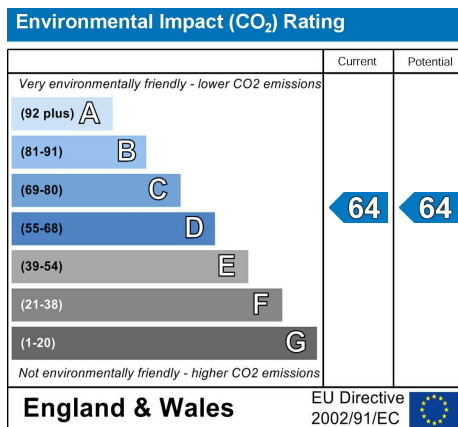
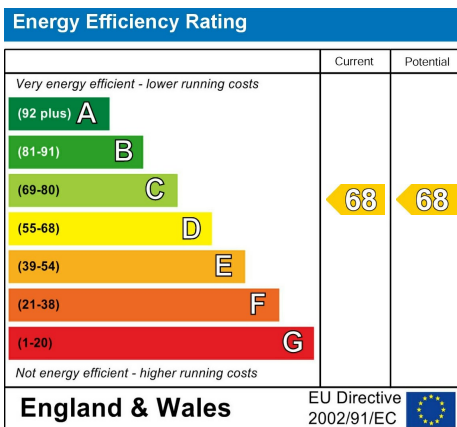
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