



**Abbey Lane Dell, Sheffield S8 0BZ**

**£595 Per Calendar Month**

Available to let from November 1st is this deceptively spacious unfurnished two bedroom first floor apartment which benefits from lift access and sits within close proximity to Millhouses Park, a range of local amenities and transport links. Located in the highly desirable area of Beauchief, the property briefly comprises: two bedrooms, one with en-suite, lounge/dining area, kitchen and bathroom. To the outside of the property there is parking available and communal gardens. No Pets.





### Entrance

Entrance through front facing communal UPVC entrance door into communal hallway. Having carpeted flooring, stairs and also benefiting from lift providing access to upper floors.

### Hallway

22'8" x 6'6"

Entrance through private door into apartment. Having carpeted flooring, two gas central heating radiators and also benefiting from video intercom system.

### Lounge / Diner

14'7" x 10'11" (4.46m x 3.34m)

Well presented living room having rear facing UPVC double glazed window, carpeted flooring and gas central heating radiator. Also having TV aerial point.

### Kitchen

11'3" x 6'4" (3.45m x 1.94m)

Fitted kitchen with a good range of wall and base units with complimentary work surface incorporating one and a half bowl stainless steel sink with drainer and mixer tap. Benefiting from a range of appliances including: upright fridge/freezer, washing machine and four burner gas hob with electric oven beneath and extractor above. Having tiled flooring, tiling to the splash back, side facing UPVC double glazed window and spot lighting. Also having gas central heating radiator, under counter lighting and housing the combination boiler.

### Master Bedroom

13'8" x 11'7" (4.18m x 3.54m)

Large master bedroom having rear facing UPVC double glazed window, gas central heating radiator and carpeted flooring. Also having fitted wardrobes and en suite shower room.

### En Suite Shower Room

6'4" x 4'9" (1.95m x 1.45m)

Good sized en suite fitted with suite comprising: shower cubicle with electric shower, low flush WC and pedestal wash hand basin. Having carpeted flooring, gas central heating radiator, tiling to the splash back and extractor fan.

### Bedroom Two

10'11" x 10'8" (3.33m x 3.26m)

Rear facing bedroom having carpeted flooring, gas central heating radiator and UPVC double glazed window.

### Bathroom

5'8" x 6'4" (1.74m x 1.94m)

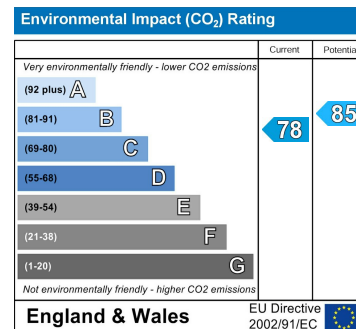
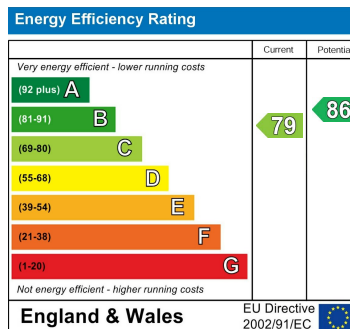
Part tiled bathroom fitted with white suite comprising: bath with thermostatic shower over, low flush WC and pedestal wash hand basin. Having carpeted flooring, gas central heating radiator and extractor fan.

### Cloakroom / Cupboard

Having shelving and providing useful additional storage.

### Outside

Having off street parking and laid to lawn communal gardens.



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)

Telephone: 0114 2749730

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

Company No: 08028567