



Kearsley Road, Sheffield S2 4TE

£525 Per Calendar Month

Available immediately is this well presented and generously proportioned, three bedroomed, mid terraced property which benefits from gas central heating throughout. The property is situated close to Sheffield City Centre, shops, Universities, public transport and within easy access of the motorway network. An early viewing is recommended. Available 1st June, No pets



Lounge

Good sized lounge benefitting from large front facing bay window, carpeted flooring, gas central heating radiator and wall mounted gas fire.

Dining Room

Rear facing dining room having carpeted flooring, feature fireplace and stairs rising to first floor.

Kitchen

A modern fitted kitchen with a range of wall and base units with contrasting roll edged worktop incorporating a stainless steel sink and drainer with mixer tap and tiled splash back set beneath a rear facing window. With freestanding electric cooker, freestanding fridge/freezer and space and plumbing for a washing machine. Having cushioned flooring, door leading to cellar, door providing access to rear garden, and housing the boiler.

Cellar

Providing useful storage space.

Bedroom One

Large rear facing double bedroom, having carpeted flooring and benefitting from wall mounted wash hand basin.

Bedroom Two

Another good sized double bedroom, neutrally decorated and having front facing window and carpeted flooring.

Bathroom

Modern family bathroom having part tiled walls and fitted with white suite comprising: bath, low flush WC and pedestal wash hand basin. Also having obscured glass window, cushioned flooring and gas central heating radiator.

Attic Bedroom

Neutrally decorated attic bedroom having carpeted flooring, gas central heating radiator, storage in the eaves and Velux window.

Outside

To the rear of the property there is a patio area providing space for seating, and shed providing storage space.

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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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