



**Bingham Road, Sheffield S8 8QG**

**£750 Per Calendar Month**

Available to let is this attractive and well presented part furnished 3 bedroomed Victorian terrace. The property is situated on this popular road within this highly regarded area and is close to a range of local amenities whilst being only a stone's throw from Graves Park. Benefiting from gas central heating and UPVC double glazing, the property briefly comprises: lounge, dining room, extended kitchen, two bedrooms and family bathroom to the first floor and a third bedroom to the attic. Within catchment area of sought after junior and secondary schools, an early viewing is advised to avoid disappointment. No Pets, No Smokers.



### Kitchen

Entrance via side facing UPVC double glazed door into the wonderfully extended kitchen fitted with a good range of beech effect, shaker style cabinets with contrasting work surfaces which incorporate a stainless steel one and half bowl sink with mixer tap and drainer. Benefiting from integrated fridge, dishwasher, washing machine and large Range cooker with 6 ring gas hob and extractor hood above, the airy kitchen is made bright by way of the Velux roof window and side and rear facing UPVC double glazed windows. Also having tiled flooring, ceiling spot lighting and under floor heating.

### Dining Room

Well presented dining space having useful storage space in the chimney breast, carpeted flooring, two gas central heating radiators, rear facing UPVC double glazed window, ceiling coving and doors to cellar head and hallway.

### Cellar Head

Inclusive of a freestanding freezer and benefiting from coat hooks and useful additional storage. Benefiting from further access to the integral garage.

### Hallway

With carpeted stairs rising to first floor accommodation.

### Lounge

Bright and airy lounge benefiting from a beautiful decorative fireplace and having useful built-in storage to each side of the chimney breast. Having two front facing UPVC double glazed windows, gas central heating radiator, carpeted flooring, and ceiling coving.

### Landing

Carpeted landing with doors providing access to first floor bedrooms, bathroom and carpeted stairs to attic bedroom.

### Master Bedroom

Large master bedroom having front facing UPVC double glazed window, carpeted flooring, gas central heating radiator and built-in storage cupboard with hanging rail.

### Bathroom

Fitted bathroom with white suite comprising of: P-shaped bath with electric shower over, WC and pedestal wash hand basin with

mixer tap. Benefiting from part-tiled walls, laminate effect flooring, heated chrome towel rail and rear facing UPVC double glazed obscured window.

### Bedroom Three

Rear facing third double bedroom having views over the garden through the UPVC double glazed window, carpeted flooring and gas central heating radiator.

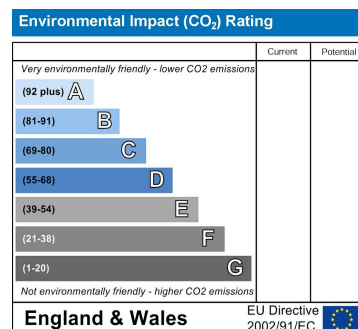
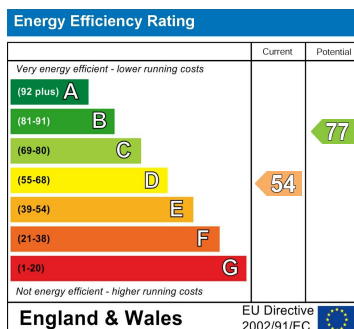
### Attic Bedroom Two

Large double attic bedroom having rear facing Velux window, carpeted flooring, gas central heating radiator and plentiful storage space in the eaves.

### Outside

To the front of the property lies access to the secure integral garage which provides ample storage space for garden tools and large items.

To the rear of the property is a private low maintenance tiered garden which has raised planters and a paved patio area.



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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Website: www.skestateagents.co.uk

Email: info@skestateagents.co.uk

Telephone: 0114 2749730

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

Company No: 08028567