



Woodseats Road, Sheffield S8 0PP

£525 Per Calendar Month

SK Estate Agents are pleased to offer to the market to let this recently refurbished two bedroom mid terrace property in the heart of the popular residential area of Woodseats. Available immediately, in brief the property comprises: large lounge, well presented kitchen and dining room, large master bedroom with walk in storage, a rear facing bedroom, contemporary bathroom with stylish fittings and enclosed rear garden. No Pets.



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Lounge

11'9" x 11'1" (3.60m x 3.40m)

Entrance through front facing door into lounge. Benefiting from front facing UPVC double glazed window, carpeted flooring, coving to the ceiling and gas central heating radiator. Also having feature fireplace with contemporary surround, marble back and stone hearth.

Hallway

2'5" x 2'11" (0.75m x 0.90m)

Having carpeted flooring, gas central heating radiator and stairs rising to first floor.

Dining Room

11'9" x 11'9" (3.60m x 3.60m)

Well presented rear facing dining room having UPVC double glazed window overlooking the garden, laminate flooring and gas central heating radiator. Also benefiting from plentiful storage cupboards to one side of the feature wallpapered chimney breast and access through wooden doors to both the cellar and kitchen.

Kitchen

8'10" x 5'10" (2.70m x 1.80m)

Wonderful beech effect fitted kitchen having a range of wall and base units with contrasting black granite effect counter tops and tiled splash backs throughout. Made bright and airy by a side facing UPVC double glazed window and part glazed wooden door which opens onto the garden; the kitchen benefits from a 4 ring gas hob with electric fan assisted oven below and extractor fan above, a stainless steel sink with mixer tap and drainer, integrated fridge, space and plumbing for a washing machine and laminate flooring.

Cellar

10'2" x 10'9" (3.10m x 3.3m)

Useful storage accessed via stairs from the dining room, benefiting from a brick floor.

Landing

5'2" x 6'6" (1.60m x 2.0m)

Carpeted landing providing access to both bedrooms and bathroom.

Master Bedroom

11'9" x 11'1" (3.60m x 3.40m)

Large front facing master bedroom having UPVC double glazed window, carpeted flooring and gas central heating radiator. Also benefiting from useful storage via a walk in wardrobe which accentuates this airy room.

Bedroom Two

11'9" x 5'8" (3.60m x 1.75)

Enjoys views over the gardens through the rear facing UPVC double glazed window. Having carpeted flooring and gas central heating radiator.

Bathroom

8'0" x 5'10" (2.45m x 1.80m)

Modern bathroom fitted with three piece white suite comprising: bath with new Triton electric shower over and shower screen to one side, pedestal wash hand basin and low flush WC. Having tiled splash backs, tiled flooring, gas central heating radiator and rear facing obscured glass UPVC double glazed window.

Outside

To the rear of the property is a low maintenance garden having a raised patio area with rockery garden beyond. Also benefiting from an undercover bike/storage area. The outhouse is not included.

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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