SK estate agents

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Wellcarr Road, Sheffield S8 8QQ

£700 Per calendar month

SK Estate Agents are pleased to offer TO LET and available 25th September 2019 is this well-presented three bedroom terrace property. Benefiting from gas central heating and UPVC double glazing throughout, the property sits within close proximity of excellent amenities including shops, schools and transport links. Close to the picturesque Graves Park the property briefly comprises: two reception rooms, kitchen, cellar storage, three double bedrooms one with En-suite, Jack&Jill shower room and enclosed low maintenance rear garden. An internal viewing is highly recommended to appreciate the size and standard of accommodation on offer. No pets.

Entrance Hallway
Entrance through side facing composite door into hallway. Having carpeted flooring, doors providing access to lounge and dining room and carpeted stairs rising to first floor .

Lounge
Neutrally decorated lounge, the focal point being the fireplace with wooden mantle and marble hearth. Having front facing UPVC double glazed window, TV aerial point and gas central heating radiator. Also having carpeted flooring, picture rail, coving and ceiling rose.

Dining Room
Rear facing dining room having laminate flooring, UPVC double glazed window, gas central heating radiator and feature fireplace with stone hearth and original York stone mantle. Also having ceiling rose, picture rail and door providing access to cellar.

Cellar
Large double cellar, dry and providing useful additional storage.

Kitchen
Good sized kitchen made bright and airy by virtue of the dual aspect UPVC double glazed windows to both rear and side. Fitted with a range of wall and base units with contrasting work surface incorporating stainless steel one and a half bowl sink with drainer and mixer tap. Benefiting from freestanding cooker with 4 burner gas hob and stainless steel extractor above, laminate flooring and side facing composite door. Also having gas central heating radiator, tiled splash backs, space and plumbing for washing machine and housing the combination boiler.

Landing
Carpeted and providing access to first floor accommodation, and door to carpeted stairs allowing access to access attic bedroom.

Master Bedroom
Large front facing double bedroom having carpeted flooring, UPVC double glazed window, gas central heating radiator and TV aerial point.

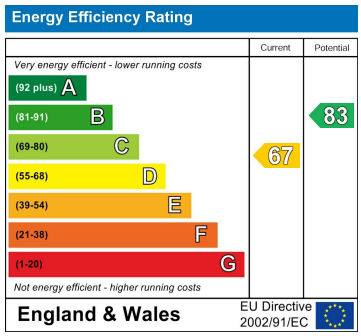
Jack & Jill Shower Room
Part tiled and accessed from either master or second bedroom. Fitted with white suite comprising: shower cubicle with thermostatic shower and folding shower screen, pedestal wash hand basin, and WC. Also having cushioned flooring, extractor fan, spot lighting, gas central heating radiator and chrome towel rail.

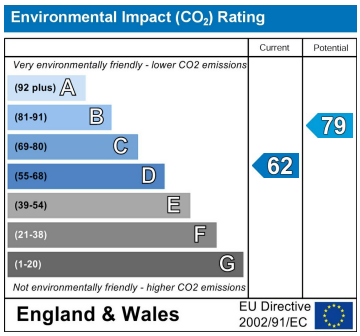
Bedroom Two
Rear facing double bedroom having UPVC double glazed window with views across the city, carpeted flooring and gas central heating radiator.

Attic Bedroom
Large attic bedroom benefiting from dual aspect windows to both front and rear. Neutrally decorated and having carpeted flooring, two gas central heating radiators, walk-in wardrobe and additional storage within the eaves.

En Suite Bathroom
Accessed from the attic bedroom and fitted with suite comprising: bath with shower over, WC and pedestal wash hand basin. Having cushioned flooring, extractor fan, gas central heating radiator and tiled walls.

Outside
Tiered low maintenance garden benefiting from patio seating area and Wendy house.





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