



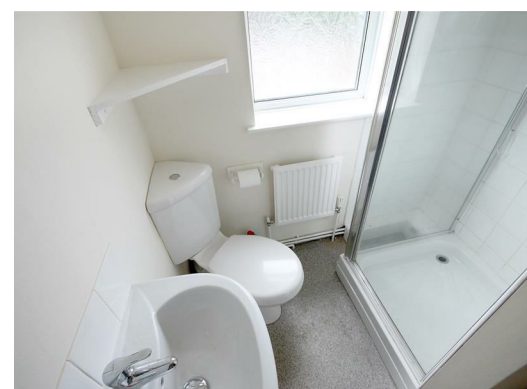
Albert Road, Sheffield S8 9RA

£450 Per Calendar Month

SK Estate Agents are pleased to offer this four bedroomed detached house share available for rent in the popular area of Meersbrook.

This large double bedroom occupies the top level of the property and offers an en suite bathroom with shower and lounge/study area. Furniture will be included as per the photographs provided and INCLUDES ALL UTILITIES, COUNCIL TAX AND BROADBAND.

Located only a short walk from various cafes, public houses and a variety of shopping outlets at Heeley retail park this property would suit single professionals looking to live in a vibrant and upcoming part of the city. This well presented detached property offers accommodation over three levels with allocated parking for each room, rear communal garden, a communal lounge, communal dining kitchen with white goods included, downstairs shower room / WC, first floor bathroom, two double bedrooms and one larger double bedroom occupying the top floor. No Pets, No Smokers, no sharers.



Communal Lounge

Large front-facing lounge having UPVC double glazed window, gas central heating radiator, and carpeted flooring. Neutrally decorated with leather effect sofa, feature fireplace, and including TV and Cable TV.

Communal Dining Kitchen

Well-presented rear facing dining kitchen fitted with a good range of modern white wall and base units with contrasting work surface incorporating stainless steel one and a half bowl sink with mixer tap and drainer. Benefiting from a range of appliances including four burner gas hob with electric oven beneath and stainless steel extractor above, microwave, washing machine, tumble dryer, toaster, kettle, and freestanding fridge/freezer. Having cushioned flooring, UPVC double glazed window overlooking the rear garden, gas central heating radiator, and tiled splash backs. Also having contemporary glass table with four dining chairs providing space for seating and housing the newly fitted combination boiler.

Downstairs Shower Room / WC

Communal shower room located on the ground floor and fitted with white suite comprising: shower cubicle with tiled splash back, corner low flush WC and pedestal wash hand basin with mixer tap. Having cushioned flooring, gas central heating radiator and UPVC double glazed obscured glass window,

First Floor Communal Bathroom

Communal bathroom fitted with white suite comprising: paneled bath with thermostatic shower over and glass shower screen and pedestal wash hand basin with vanity mirror over. Having gas central heating radiator, cushioned flooring, and tiled splash backs.

Top Floor Bedroom (Room 4)

Large double bedroom having UPVC double glazed window, carpeted flooring, and gas central heating radiator. Also benefiting from en-suite shower room and including bedroom furniture as pictured.

Top Floor En-Suite Shower Room (Room 4)

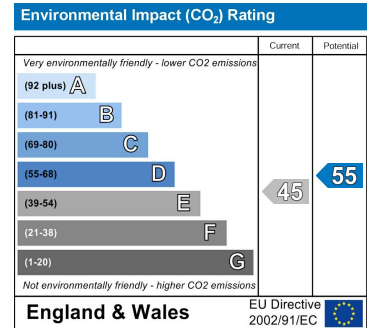
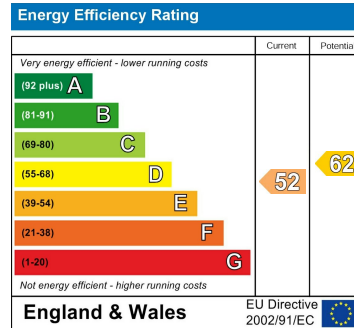
En-suite shower room newly fitted with white suite comprising: shower cubicle with thermostatic shower and folding door, low flush WC, and wall mounted corner wash hand basin. Having cushioned flooring, heated towel rail, and extractor fan.

Top Floor Lounge / Office (Room 4)

Additional living space included with the top floor bedroom having carpeted flooring, gas central heating radiator, and UPVC double glazed window. Neutrally decorated and benefiting from leather effect sofa, shelving unit and desk with high gloss drawer unit.

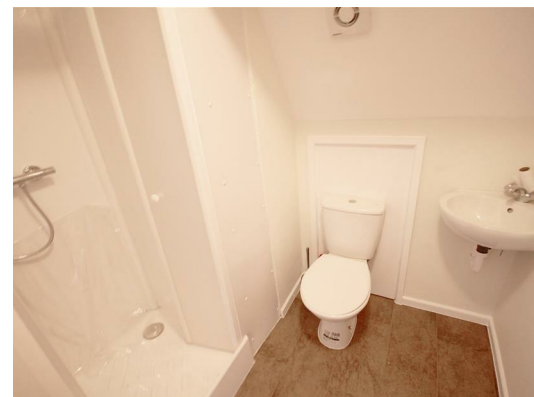
Outside

Having driveway to the side of the property providing access to the enclosed communal laid to lawn garden with patio seating area and communal car parking spaces.



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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