



Hawley Street, Apperknowle S18 4AY

£575 Per Calendar Month

An attractively presented 2 bedroom fully furnished end terrace which is situated within this sought after area and enjoys commanding views over the Derbyshire countryside. The property enjoys a wealth of character and charm as well as benefiting from two double bedrooms, family bathroom, large lounge, fitted kitchen, storage shed and large rear garden which backs on to open fields. Without doubt an internal viewing is strongly advised.



Entrance Hallway

Entrance through front facing UPVC double glazed door into entrance hallway. Having tiled flooring, access to under stairs storage with security alarm and carpeted stairs rising to first floor.

Lounge

Large lounge made bright and airy by virtue of the front facing UPVC double glazed windows and rear facing UPVC double glazed French doors which open onto the garden. Having laminate flooring, gas central heating radiator and gas fire with marble surround and hearth.

Kitchen

Modern kitchen fitted with a good range of wall and base units with contrasting work surfaces incorporating stainless steel bowl sink with drainer and mixer tap. Benefitting from numerous appliances including: dishwasher, washing machine, freestanding fridge/freezer and four ring gas hob with electric oven beneath and extractor fan above. Having rear facing UPVC double glazed window and door, tiled flooring, gas central heating radiator, breakfast bar and spot lighting to the ceiling.

Bedroom One

Rear facing master bedroom having carpeted flooring, UPVC double glazed window and fitted wardrobes. Being furnished with double divan bed with leather effect headboard, drawer unit and side tables and having blinds to the window.

Bedroom Two

A further double bedroom having carpeted flooring, rear facing UPVC double glazed window and gas central heating radiator. Furnished to include: mirrored door wardrobe and bedside table.

Bathroom

Well presented family bathroom fitted with white suite comprising: Bath with thermostatic shower over, pedestal wash hand basin and low flush WC. Having front facing UPVC double glazed obscured glass window, cushioned flooring, large wall mirror and gas central heating radiator with chrome towel rail over.

Storage Cupboard

Currently used as a study, having front facing UPVC double glazed window and providing useful additional storage space.

Outside

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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To the front of the property the driveway provides off road parking.

There is a gated side passage providing access to the enclosed rear garden.

The rear garden is mainly laid to lawn and enjoys excellent views over open countryside. It also benefits from patio, shed and brick outhouse with alarm, power and lighting.

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		



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