



Aisthorpe Road, Sheffield S8 8SZ

£540 Per Calendar Month

**** Available from November **** SK Estate Agents are pleased to offer to the market - for LET - this two bedroom mid-terraced property situated in the bustling neighbourhood of Woodseats, close to a host of shops, local amenities and good schools this home would ideally be suited to young professionals or small families. In brief, the accommodation comprises: lounge, dining/kitchen, cellar, downstairs bathroom, two double bedrooms, and low maintenance rear garden. The property benefits from gas central heating and UPVC double glazing throughout. A viewing is highly recommended to appreciate the standard of accommodation on offer.

Strictly no pets, no sharers and no smokers.



Master Bedroom

Neutrally decorated double bedroom featuring carpeted flooring, front-facing UPVC double glazed window, fitted wardrobes, and gas central heating radiator.

Bedroom Two

A good-sized second double bedroom benefiting from carpeted flooring, gas central heating radiator, rear-facing UPVC double glazed window, and fitted wardrobes above stairs.

Dining Kitchen

A well-proportioned modern fitted kitchen having a good range of wall and base units with contrasting granite effect worktops incorporating four ring electric hob, stainless steel sink and drainer. Benefiting from laminate flooring, tiled splashbacks, gas central heating radiator, rear-facing UPVC double glazed window, side-facing UPVC external door, fan-assisted oven, and space for a freestanding fridge/freezer and washing machine. Additionally housing the Worcester combination boiler through useful airing cupboard.

Cellar

Access via stairs to useful storage space.

Downstairs Bathroom

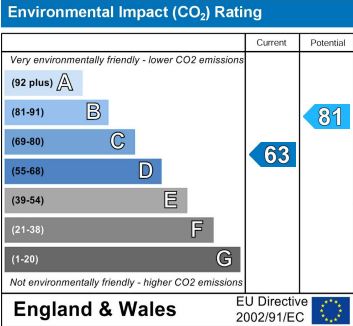
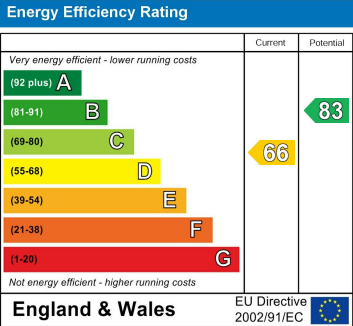
Well-presented modern bathroom having a white fitted suite comprising: low flush WC, pedestal wash basin, and bath with electric shower over. Featuring two UPVC obscured double glazed windows, tiled flooring, splashbacks, gas central heating radiator, and decorative ceiling coving.

Lounge

A good-sized reception room boasting carpeted flooring, gas central heating radiator, TV Point, large front-facing UPVC double glazed door, and timber framed external door.

Outside

To the rear of the property lies a low maintenance garden benefiting from a good-sized decking area for outdoor seating with far reaching views across Sheffield to the side.



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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