

SK estate agents

passionate about property



Oakes Park View, Sheffield S14 1BZ

£475 Per Calendar Month

** Available immediately on a 12 month minimum tenancy **

SK Estate Agents are pleased to offer to let this well presented part-furnished one bedroom town house within easy access of public transport links. The property briefly comprises: modern kitchen, spacious lounge, conservatory, private garden, double bedroom and en-suite shower room. An internal viewing is highly recommended.

No pets, No smokers.



Entrance Hallway

Entrance through side facing UPVC double glazed door into entrance hallway.

Kitchen

Modern kitchen fitted with a good range of white wall and base units with contrasting work surface incorporating stainless steel sink and drainer. Having free standing 4 ring electric hob with electric oven below and extractor above, and also benefiting from front facing UPVC double glazed window. Also having tiled splash backs, separate fridge, freezer, washing machine and cushioned flooring.

Living Room

Neutrally decorated lounge having carpeted flooring, TV/aerial point, electric radiator and useful under stairs storage cupboard. The living room also benefits from an electric fireplace and access to the conservatory through the sliding patio doors at the rear.

Conservatory

Good sized conservatory having laminate flooring, rear facing UPVC double glazed windows and side facing door with exit to the garden.

Master Bedroom

Large neutrally decorated double bedroom benefiting from carpeted flooring, electric heater and en suite shower room.

En-suite Shower room

Part tiled shower room with white suite comprising: electric quadrant shower cubicle, vanity sink and WC. Also having cushioned flooring and front facing UPVC double glazed obscured glass window.

Outside

To the front there is a driveway providing off-road parking for two cars.

The rear benefits from a low maintenance lawned garden with a good sized patio area. Having mature shrubs and a shed to the side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			91
(81-91) B			
(69-80) C			
(55-68) D		61	
(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			73
(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	

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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