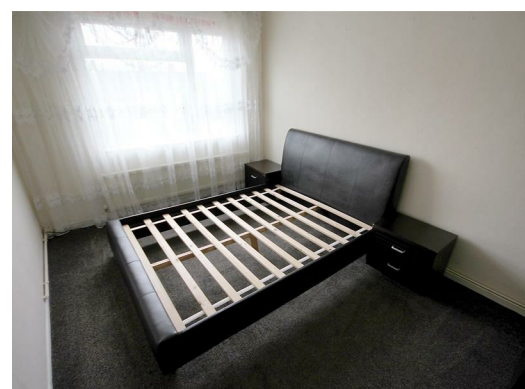




**Fair View Road, Dronfield S18 2HF**

**£575 Per Calendar Month**

SK Estate Agents are pleased to offer for LET this fully furnished, spacious, 2 bedroomed flat located in the ever popular area of Dronfield. Situated in this quiet estate, close to major transport links and enjoying a private garden, this well presented property would suit professionals or families alike. In brief the property comprises; entrance hall, lounge/diner, kitchen, two double bedrooms, bathroom and private rear garden. Viewings are highly recommended. No Pets, No Smokers.



### Entrance Hall

Entry via side facing composite door into entrance hallway. Having carpeted flooring, generous storage cupboard also housing the utility meters and stairs rising to the first floor landing.

### Landing

Well presented landing space having side facing UPVC window, LED ceiling spotlighting, storage cupboard housing the boiler, and doors leading to all first floor rooms.

### Lounge/Diner

Good sized lounge/diner made bright by way of two rear facing UPVC double glazed windows overlooking the gardens. Having carpeted flooring, feature electric fireplace with wooden surround and stone hearth, ceiling spotlighting and gas central heating radiator. Also benefiting from side facing composite door leading to the balcony.

### Balcony

Enjoying an elevated view over the gardens to the hills beyond with space for table and chairs.

### Kitchen

Modern high specification kitchen with a range of gloss fronted wall and base units complimented by roll edged counter tops. Having sunken bowl sink with mixer tap, integrated Hotpoint dishwasher, fan assisted oven with 4 ring gas hob above, illuminated extraction unit, spotlighting to the cornices, slate effect cushioned flooring, front facing UPVC double glazed window and gas central heating radiator. Includes microwave and american style fridge freezer.

### Master Bedroom

Impressively sized master bedroom enjoying views to the garden through rear facing UPVC double glazed window. Having carpeted flooring and gas central heating radiator. Includes bed as pictured, triple wardrobe, two side tables and a chest of drawers.

### Bedroom Two

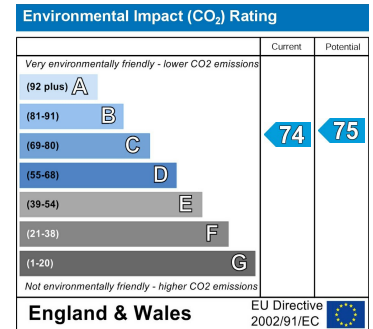
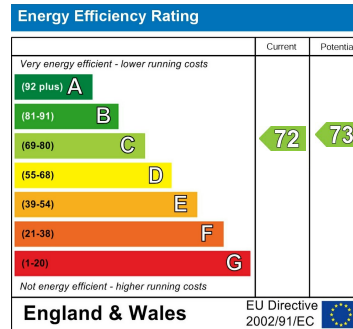
Front facing double room enjoying plentiful storage by way of integrated sliding wardrobes. Having two front facing UPVC double glazed window units, gas central heating radiator, carpeted flooring and includes a 3/4 and single bunk bed.

### Bathroom

Well appointed fully tiled bathroom fitted with a 3 piece suite. Having panelled bath with thermostatic shower above, low flushing WC, pedestal wash basin, chrome heated towel rail and rear facing obscured UPVC double glazed window.

### Outside

The property enjoys a private, lawned rear garden with hedged borders.



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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