



Park Grange Mount, Sheffield S2 3SQ

£725 Per Calendar Month

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

SK Estate Agents are delighted to offer to the market for LET this well presented and newly decorated, two bedroom ground floor apartment situated in this highly popular neighbourhood just a short distance from Sheffield City Centre, Sheffield Railway station and well served by local bus and tram links. Ideally suited to professionals, the accommodation briefly comprises: secure communal entrance with intercom system, private entrance hallway, two good sized bedrooms, bathroom and an open-plan living space with a well equipped kitchen. The property fully benefits from UPVC double glazing and gas central heating throughout. A viewing is highly advised to avoid disappointment. No pets, no sharers and no smokers.

Available from 7th May 2024.



Communal Entrance

Entry to the property is made via a secure communal entrance, having intercom system.

Entrance Hallway

A private entrance hallway featuring laminate flooring, gas central heating radiator and useful storage cupboard providing space and plumbing for washing machine. Providing access to all accommodation.

Bedroom Two

A good sized bedroom having laminate flooring, gas central heating radiator and a front facing UPVC double glazed window.

Bedroom One

A well presented double bedroom benefiting from laminate flooring, gas central heating radiator and a front facing UPVC double glazed window

Bathroom

A modern bathroom featuring a white three piece suite comprising low flushing WC, vanity sink unit and bath with off-the-taps shower and thermostatic rain shower over. Further benefiting from cushioned flooring, a chrome heated towel rail, tiled splash-backs and vanity wall cabinet.

Open Plan Living

A well presented living space featuring a dining kitchen and lounge.

The lounge features laminate flooring, a large front facing UPVC double glazed window, gas central heating radiator and a focal fireplace with mantle surround and granite hearth. Sofa included.

The well designed kitchen benefits from a good range of modern wall and base units with complimentary worktops over incorporating stainless steel one and a half bowl sink and drainer and a four ring gas hob. Also benefiting from fan assisted oven, stainless steel extractor hood, tiled flooring, a front facing UPVC double glazed window, the gas boiler and freestanding cabinet.

Outside Space

The property benefits from an allocated parking space.

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	

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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