



**Churchside, Union Road, Sheffield S11 9EJ**

**£725 Per Calendar Month**

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

SK Estate Agents are pleased to offer to the market for LET this well presented, unfurnished one bedroom top floor apartment situated in this quiet residential development. Located in the popular neighbourhood of Nether Edge, the property would be ideally suited to a professional single occupant or couple. In brief the accommodated comprises: entrance hall, double bedroom, lounge, bathroom, kitchen, communal gardens and off-road parking.

No pets, no students and no smokers.





## Entrance Hallway

Entry through timber external door into the carpeted hallway, benefiting from fitted storage cupboard and electric heater.

## Bedroom

Front-facing double bedroom comprising of carpeted flooring, wooden fitted wardrobes, electric heater and UPVC double glazed window.

## Living Room

Front-facing living space. Carpeted with decorative ceiling coving, electric heater, TV point and large double glazed UPVC windows.

## Kitchen

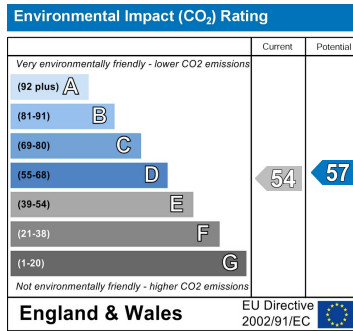
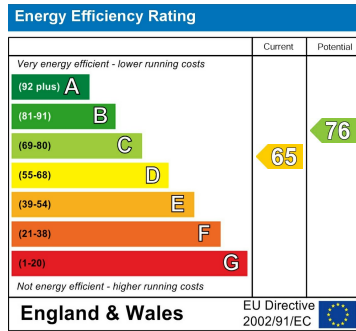
Contemporary white gloss, fitted kitchen with contrasting worktop incorporating stainless steel sink, drainer and four ring electric hob. Benefiting from grey, tiled splashbacks, fan assisted oven with stainless steel extractor fan above.

## Bathroom

Well presented fitted white bathroom suite comprising: low flush WC, pedestal wash basin and bath with electric shower over. Featuring cushioned flooring, tiled splashbacks and rear obscured UPVC double glazed window.

## Outside

At the rear of the property lies quaint communal gardens and benefiting from off-road parking.



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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Website: [www.skestateagents.co.uk](http://www.skestateagents.co.uk)

Email: [info@skestateagents.co.uk](mailto:info@skestateagents.co.uk)

Telephone: 0114 2749730

Address: 868 Chesterfield Road, Woodseats, Sheffield, S8 0SH

Company No: 08028567