



Tyzack Road, Sheffield S8 0GL

£1,000 Per Calendar Month

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

SK Estate Agents are pleased to offer for let this generously proportioned and immaculately presented, three bedroom, mid-terrace property which must be viewed internally to be fully appreciated. Benefiting from gas central heating and UPVC double glazing throughout and new roof, in brief the property comprises: lounge, kitchen/diner, bathroom, three good-sized bedrooms, cellar storage, and lawned rear garden. Situated in a highly sought after area within close proximity to a host of excellent amenities, Graves Park, and in the catchment area for sought after junior and secondary schools; this property would suit professionals and families.

****No pets, no smokers, no students****



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Lounge

Front facing and having UPVC double glazed window, gas central heating radiator and composite door. Benefiting from brand new carpet.

Kitchen/Diner

Brand new fitted kitchen with grey wall and base units and contrasting roll edged worktops incorporating one and a half bowl sink with swan neck mixer tap. Benefiting from electric oven with four ring electric hob and extractor above. Having space for fridge freezer and washing machine. Also having LVT flooring, gas central heating radiator, rear composite door and UPVC double glazed window.

Landing

Having carpeted flooring and providing access to first floor accommodation.

Bedroom One

Front facing and having UPVC double glazed window, new carpeted flooring and gas central heating radiator.

Bedroom Three

Having UPVC double glazed window, gas central heating radiator and new carpeted flooring. Also having useful storage cupboard housing the newly fitted boiler.

Bathroom

Fitted with suite comprising; bath with electric shower over, pedestal wash hand basin and low flush WC. Having rear facing UPVC double glazed obscured glass window, tiled flooring and part tiled walls.

Attic Bedroom Two

Having rear facing Velux window, carpeted flooring and gas central heating radiator. Also benefiting from storage to the eaves.

Outside

To the rear the garden is a shared access garden, mainly laid to lawn with patio area.



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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