



Tyzack Road, Sheffield S8 0GL

£850 Per 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, in brief the property comprises: lounge, dining room, off-shot kitchen, 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****
Available 25th November 2024



Entrance Hallway

Entry through UPVC external door into the warm and welcoming hallway benefiting from carpeted flooring and carpeted staircase rising to the first floor.

Lounge

A good-sized lounge featuring decorative ceiling coving, and gas fire with marble hearth and surround. Benefiting from gas central heating radiator, newly laid carpeted flooring, and double glazed UPVC front-facing window.

Dining Room

A further well-proportioned reception room having useful larder cupboard, carpeted flooring, gas central heating radiator, rear-facing double glazed UPVC window, and access to the cellar.

Kitchen

Modern galley kitchen fitted with an excellent range white gloss wall and base units with contrasting laminate worktops incorporating stainless steel sink with drainer and chrome mixer tap, and 4 ring electric hob with electric oven below and modern extractor above. Also having freestanding fridge/freezer, space for a washing machine, micro-cement flooring, tiled splashback, gas central heating radiator, combination boiler, double glazed UPVC windows to the side and rear, and UPVC door out onto the rear garden.

Landing

Having a useful storage cupboard and further carpeted staircase rising to the attic space.

Master Bedroom

A large double bedroom having carpeted flooring, two double glazed UPVC front-facing windows, and gas central heating radiator.

Bedroom Three

A good-sized rear-facing bedroom featuring carpeted flooring, double glazed UPVC window, and gas central heating radiator.

Bathroom

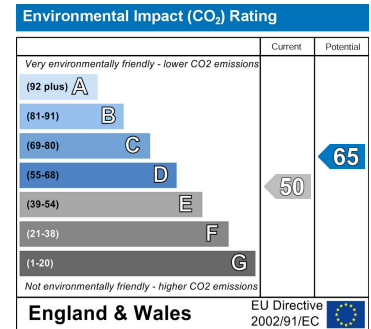
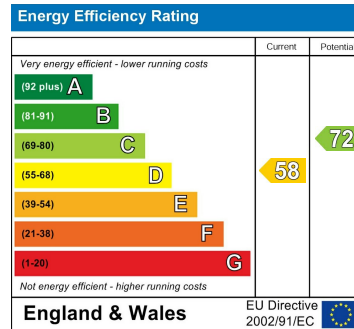
Modern bathroom with tiled splashbacks and cushioned flooring. Having modern low flush WC, pedestal hand wash basin with mixer tap, and bath with thermostatic shower over. Also having rear-facing obscured double glazed UPVC window, and gas central heating radiator.

Attic Bedroom Two

Large attic bedroom with carpeted flooring and front-facing double glazed UPVC window. Having central heating radiator and walk-in wardrobe/storage cupboard.

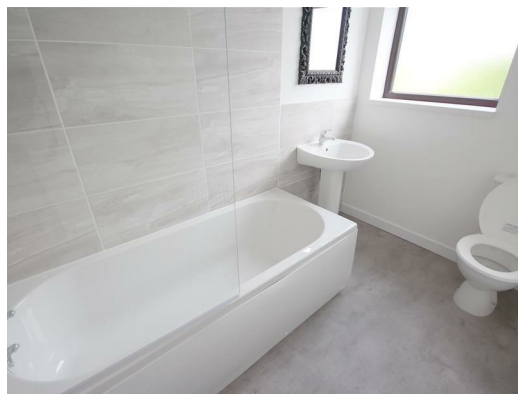
Outside

At the rear is a private garden laid to lawn and bordered by mature flower. Further benefiting from a storage shed and concrete patio area for outdoor seating.



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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