

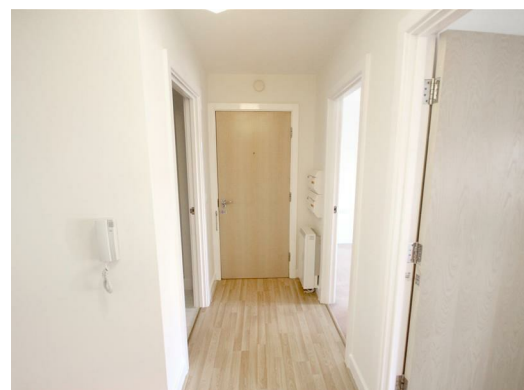


**Chesterfield Road, Sheffield S8 0SR**

**£825 Per Calendar Month**

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

SK Estate Agents are pleased to market for LET this modern two bedroom apartment situated within this popular area and enjoying excellent views over Graves Park and excellent transport links to the City Centre. The property would be ideally suited for a couple or single professional. In brief, the property comprises: open-plan living space, utility room, two double bedrooms, bathroom, balcony, and the added benefit of a designated car parking space located in the complex. Strictly no pets, no smokers and no sharers.



## Entrance Hall

Entry from communal hallway via timber door into entrance hall. Having laminate flooring, secure intercom entry system, electric radiator, and access to all accommodation.

## Open-plan Living

### Dining Kitchen

Fitted wood effect kitchen with good range of wall and base units having complimentary worktops incorporating stainless steel sink with mixer tap and drainer, electric 4 ring hob, and oven with extractor over. Having integrated fridge and dishwasher, rear-facing UPVC window, two electric heaters, tiled flooring and splashback, and space for dining table and chairs.

### Lounge

Having laminate flooring, electric heater, and TV point. Sliding UPVC double glazed doors provide access to balcony, having decked flooring, and an attractive view of Graves Park.

## Master Bedroom

A good-sized master bedroom with fitted wardrobes, carpeted flooring, electric heater, front-facing UPVC window, and access to Jack and Jill bathroom.

## Bedroom Two

Double bedroom having carpeted flooring, two front-facing double glazed UPVC windows, and electric heater.

## Bathroom

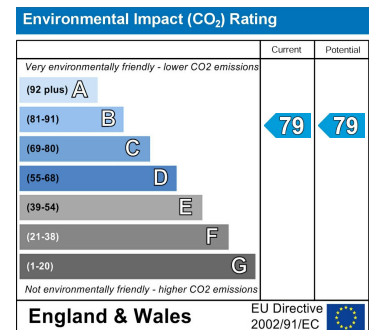
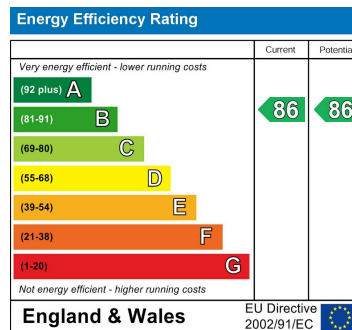
White three piece suite comprising; tile panelled bath with shower over and screen to one side, WC, hand wash basin with mixer tap. Large mirror with spotlights, tiled splashback, and cushioned flooring.

## Utility Room

Useful room for storage or space for appliances.

## Outside

Having allocated parking space.



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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