



Hadfield Street, Sheffield S6 3RS

£850 Per Calendar Month

SK Estate Agents are pleased to offer to the market - for LET - and available IMMEDIATELY, this generously proportioned two bedroom semi-detached property situated in the highly popular area of Walkley; close to a wide range of local shops, amenities, and excellent transport links. This home would ideally be suited to a professional single occupant, couple or small family. In brief, the accommodation comprises: two large reception rooms, kitchen, utility room, two double bedrooms, bathroom and a good-sized rear garden. A viewing is highly advised to appreciate the size of accommodation on offer.

Strictly no pets, no students, and no smokers.



Entrance Vestibule

Accessed via side-facing timber door, having carpeted flooring and staircase rising to the first floor landing. Entry into the dining room and lounge via internal timber doors.

Lounge

Well-proportioned living area offering ample storage and furniture space. Benefiting from laminate flooring, gas central heating radiator, picture rails, front-facing UPVC double glazed window, ornate decorative fireplace, and TV cabinet.

Dining Room

A further good-sized reception room, boasting solid wood flooring, ornate decorative fireplace, picture rails, gas central heating radiator, storage shelves, and rear-facing window. Access to storage space under stairs.

Kitchen

A good-sized off-shot kitchen having a good range of modern fitted wall and base units with contrasting worktops incorporating stainless steel sink and drainer. The kitchen comes fully equipped with gas cooker and freestanding fridge/freezer. Benefiting further from tiled flooring, gas central heating radiator, and side-facing window. Access to the utility room via side timber framed door.

Utility Room

Useful space for white goods including dishwasher, washing machine, and dryer. Having tiled flooring and a rear timber framed door opening out onto the garden.

Outside

At the rear of the property is a good-sized rear garden laid to lawn made private by hedged borders and mature shrubs. The patio area provides space for an outdoor table and chairs. Also benefiting from a secure storage outhouse.

Landing

A larger than average carpeted landing providing access to the two double bedrooms and bathroom. Featuring gas central heating radiator, shelving for storage, and a storage cupboard.

Master Bedroom

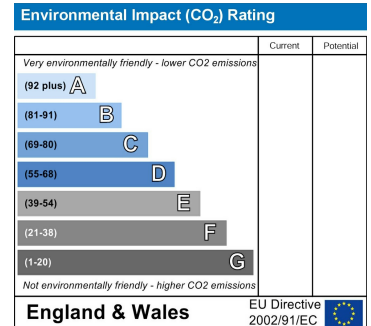
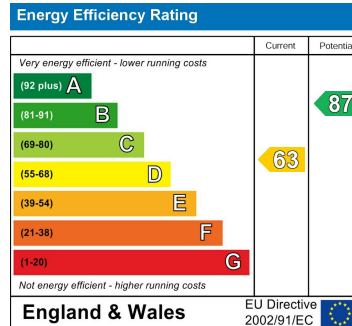
A good-sized double bedroom offering space for large bedroom furniture. Benefiting from gas central heating radiator, carpeted flooring, front-facing UPVC double glazed window, picture rails, and a walk-in wardrobe.

Bedroom Two

A further good-sized double bedroom having exposed floorboards, gas central heating radiator, rear-facing UPVC double glazed window, and storage cupboard over stairs.

Bathroom

Well-proportioned bathroom with white fitted bathroom suite comprising: low flush WC, vanity sink unit, and bath with electric shower over. Benefiting from side-facing obscured UPVC double glazed window, tiled flooring, heated towel rail, tiled splashbacks, and vanity unit providing space for storage.



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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