



Crag View Crescent, S35 0GB

£800 Per Calendar Month

**** Available to let early June 2025 on a 12 month minimum tenancy ****

SK Estate Agents are pleased to offer for LET this well presented 2 bedroomed, semi-detached family home located in the heart of Oughtibridge where you will find excellent schools with Oughtibridge Primary and Bradfield Secondary schools nearby. Situated on a quiet road with fantastic views over the surrounding hills this home would suit families or professionals alike. In brief the property comprises; Entrance Hall, Living/Dining Room, Kitchen, Utility Room, Side Porch, 2 Bedrooms and large garden. Also enjoying newly fitted entrance door and UPVC double glazed windows throughout, an early viewing is advised. No Pets, No Smokers and No sharers.



Entrance Hall

Entry via front facing newly fitted UPVC external door into a welcoming and bright Entrance Hall. Having carpeted flooring, useful storage under the staircase and stairs rising to the first floor landing.

Living/Dining Room

Well presented living/dining space made bright and airy by virtue of the dual aspect UPVC double glazed windows to both front and rear. Having carpeted flooring, two gas central heating radiators, modern wall mounted fire and TV aerial point.

Kitchen

Well appointed kitchen with a variety of wooden wall and base units. Having contrasting counter top, one and a half bowl sink and drainer, tiled splashbacks, freestanding gas oven with extractor above, extra storage pantry under the stairs, space for fridge/freezer, side facing UPVC door and rear facing UPVC double glazed window unit.

Utility Room

Providing useful additional storage and with space for dryer and extra fridge. Having rear facing UPVC double glazed window unit, carpeted flooring and door leading to the side porch.

Side Porch

Useful porch area leading to the rear garden. Having multi aspect glazing and, front and rear UPVC external doors.

Landing

Having carpeted flooring, side facing UPVC double glazed window and loft access hatch.

Bedroom One

Well proportioned principal bedroom with a good array of fitted wardrobes. Having large front facing UPVC double glazed window, carpeted flooring, additional storage cupboard over the stairs and gas central heating radiator.

Bedroom Two

Good sized double bedroom enjoying views over the garden via a rear facing UPVC double glazed window. Having carpeted flooring, integrated wardrobes and gas central heating radiator.

Bathroom

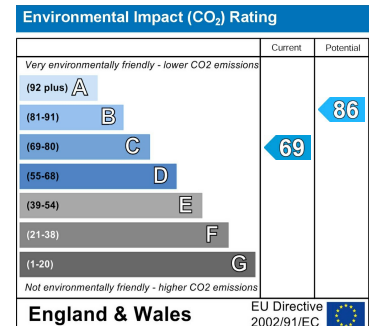
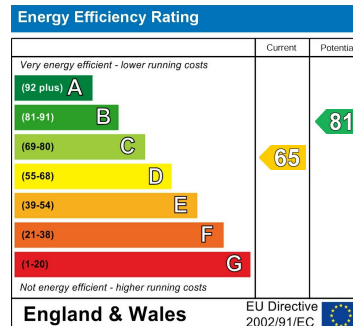
Modern and well presented bathroom having P-shaped bath with

thermostatic multi-nozzle shower over, vanity sink unit with hidden cistern low flush WC and heated chrome towel rail. Also with rear facing obscured UPVC double glazed window.

Outside

The front of the property enjoys a double driveway with border hedging.

To the rear of the property is a wonderful, large landscaped garden comprising of a paved area and generous lawn area. The garden is bordered by a mix of panelled fencing and hedges.



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 Email: info@skestateagents.co.uk
Address: 868 Chesterfield Road, Woodseats, Sheffield, S8 0SH

Telephone: 0114 2749730
Company No: 08028567