



**Derbyshire Lane, Sheffield S8 8SF**

**£800 Per Calendar Month**

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

We are pleased to offer to the market for LET this beautifully presented unfurnished two bedroom terraced property located in the sought after area of Norton Lees. Close to all local amenities and shops with good transport links to the city centre, this property briefly comprises: Modern fitted kitchen, good sized lounge, two bedrooms, bathroom, and a low maintenance rear garden with excellent views across the city. The property has gas central heating and double glazing throughout.

No Pets, no students, no smokers, no sharers.





Entrance Porch

Entrance through a light and airy multi aspect porch having UPVC obscured double glazed windows, tiled flooring and door leading to the good sized living room.

Living Room

Well presented lounge having front facing UPVC double glazed window, carpeted flooring, TV point and gas central heating radiator. An oak internal door provides access to kitchen and stairs rising to first floor accommodation.

Dining Kitchen

Good sized modern fitted kitchen comprising of oak effect wall and base units with complementary granite effect work surfaces incorporating one and half bowl stainless steel sink with drainer and mixer tap. Benefiting from free standing gas oven and hob with extractor above, space for washing machine, space for freestanding fridge/freezer, tiling to the splash backs, halogen spotlights, gas central heating radiator and a large separate under stairs storage cupboard.

Master Bedroom

Bright and airy front facing master bedroom benefiting from carpeted flooring, UPVC double glazed window, gas central heating radiator and integrated wardrobes.

Family Bathroom

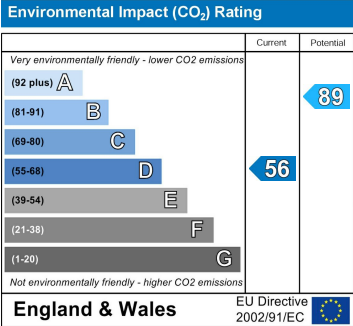
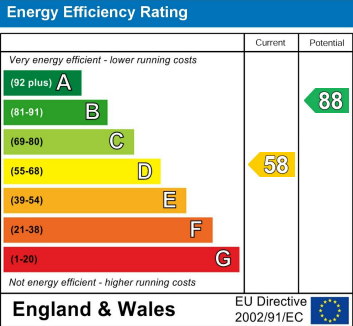
Beautifully presented family bathroom equipped with both electric shower and bath facilities, wash hand basin with cupboard underneath and low flush, floor mounted WC. Having cushioned flooring, partially tiled walls, halogen spotlights and rear facing UPVC double glazed obscured window. The bathroom also benefits from a heated towel rail.

Bedroom Two

A good sized bedroom with carpeted flooring and gas central heating radiator. Benefiting from the excellent views across the city.

Outside

To the front of the property is a well presented paved courtyard. To the rear of the property is a low maintenance garden with paved patio area and outside storage facilities.



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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