



Brincliffe Hill, Sheffield S11 9DF

£1,000 Per Calendar Month

**** 12 month minimum tenancy ****

SK Estate Agents are delighted to offer to the market for LET FROM NOVEMBER 2025 this well presented, two bedroom, mid terraced property situated in the highly popular and desirable neighbourhood of Brincliffe, situated just a stone's throw away from Ecclesall Road which boasts an array of good local shops, cafe's and transport links to Sheffield City Centre. Ideally suited to professionals, the accommodation briefly comprises: lounge, breakfasting kitchen, utility room, two good sized bedrooms, bathroom and delightful gardens. A viewing is highly advised to avoid disappointment. No pets, no sharers, no students.



Lounge

Entrance through timber part glazed door into lounge. Having front facing window, gas central heating radiator and carpeted flooring with feature Victorian tile entrance. Also having feature fireplace with log burner.

Breakfasting Kitchen

Rear facing and fitted with a range of base units with complementary worksurface incorporating sink with mixer tap and drainer and four burner gas hob. Having electric fan oven, tiled flooring, integrated dishwasher, gas central heating radiator and window with pleasant views. Also benefiting from pantry store housing fridge/freezer, glazed door to utility room, door with stairs to first floor and housing gas combination boiler.

Utility Room

Rear porch having rear facing UPVC double glazed window, tiled floor, gas central heating radiator and side facing part glazed timber door. Also housing the washing machine.

Landing

Providing access to first floor accommodation and with stairs to attic.

Bedroom One

Good sized front facing bedroom the focal point being the Victorian fireplace. Having exposed floorboards, gas central heating radiator and window.

Bathroom

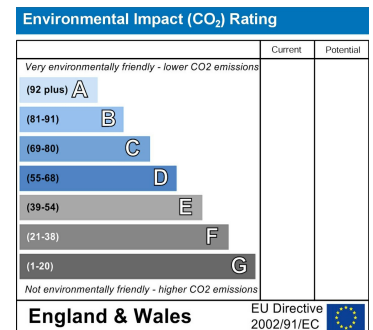
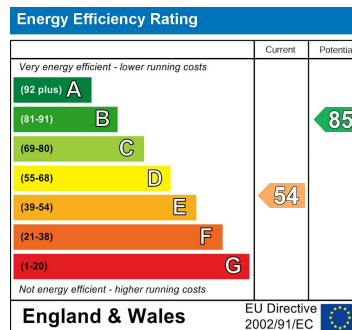
Fully tiled and fitted with white suite comprising: panel bath with waterfall shower over and glass screen, low flush WC and large wash hand basin. Having front facing window, underfloor heating and Victorian style radiator with heated towel rail over.

Attic Bedroom Two

Large double bedroom made bright and airy by virtue of dual aspect windows to front and rear. Having exposed floorboards, Victorian style radiator and storage to the eaves.

Outside

The pleasant front garden is mainly laid to lawn providing space 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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