



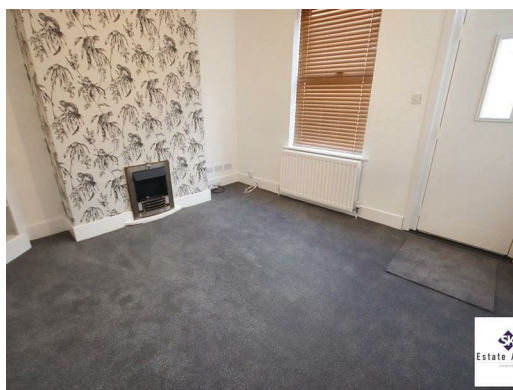
Nettleham Road, Sheffield S8 8SX

£1,100 Per Calendar Month

**** Available now on a 12 month minimum tenancy ****

SK Estate Agents are delighted to offer to the market for LET this well presented, three bedroom, mid-terraced property situated in on the highly popular Nettleham Road in Woodseats located close-by to a host of local shops and excellent transport links to Sheffield City Centre. Ideally suited to professionals or families, the property briefly comprises: Lounge, kitchen/diner, three bedrooms, shower room and good sized garden with shed.

A viewing is highly advised to avoid disappointment. No pets, no sharers and no students.



Lounge

Accessed via front facing composite door, the lounge features a UPVC double glazed window, gas central heating radiator, carpeted flooring, and a feature electric fireplace.

Kitchen/Diner

A spacious kitchen/diner fitted with wood-effect wall and base units, contrasting roll-edged worktops, and a five-ring gas hob with extractor above. Integrated appliances include a double oven, dishwasher, and washing machine. The room benefits from both rear and side facing UPVC double glazed windows, a gas central heating radiator, and a door providing access to the rear garden.

Landing

Carpeted and providing access to first floor accommodation.

Bedroom One

A well presented double bedroom having rear facing UPVC double glazed window, laminate flooring, gas central heating radiator and fitted wardrobes.

Attic Bedroom Two

A bright and airy room with both front and rear facing Velux windows, built-in storage, gas central heating radiator and carpeted flooring.

Bedroom Three

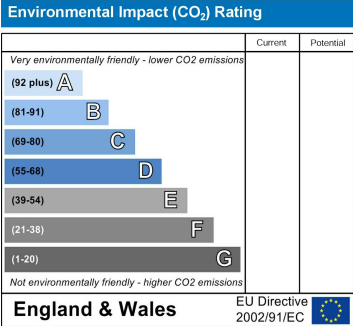
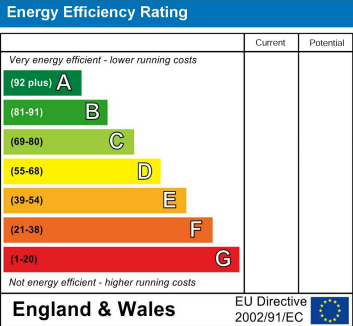
Front facing and having UPVC double glazed window, gas central heating radiator, built-in storage, and carpeted flooring.

Shower Room

Fully tiled shower room fitted with white suite comprising: thermostatic shower with screen, vanity wash basin, and WC. Also having gas central heating radiator and front facing UPVC double glazed obscured glass window.

Outside

The property enjoys a generous rear garden with a large decked seating area and a substantial storage shed equipped with power and lighting.



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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