



## The Spinney, Sheffield S17 3AL

**£2,000 Per Calendar Month**

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

SK Estate Agents are delighted to offer to the market for LET this well presented and newly refurbished throughout, four bedroom, townhouse situated in the highly desirable neighbourhood of Dore, located just a short distance from a range of excellent local shops, excellent transport links to Sheffield City Centre. Ideally suited to a professional couple or family, the accommodation briefly comprises: entrance hallway, lounge, kitchen, downstairs WC, four good sized bedrooms, one with en-suite, family bathroom, well maintained rear garden and a garage. A viewing is highly advised to avoid disappointment.

No pets, no students, no sharers and no smokers.

**\*\*Available immediately\*\***



### Entrance

Entrance through a front-facing composite door into the hallway. Having carpeted flooring, gas central heating radiator and a useful under-stairs storage area.

### Downstairs WC

White suite comprising: low flush WC and corner pedestal wash basin. Having gas central heating radiator, cushioned flooring and front facing UPVC obscure glass window.

### Lounge

Large lounge with carpeted flooring, gas central heating radiator, rear facing UPVC double glazed window and French doors leading to the rear garden.

### Kitchen

Fitted with white wall and base units with complementary roll-edged worktops incorporating a 1½ bowl sink with swan-neck mixer tap. Having four-ring electric hob with modern extractor above and electric oven below. Benefiting from integrated fridge, freezer, dishwasher and washing machine (washing machine will not be maintained by the landlord). Also having front-facing UPVC double glazed window, gas central heating radiator and cushioned flooring.

### Bathroom

Fitted with suite comprising: bath with chrome mixer taps and shower above, glass shower screen, contemporary vanity sink and low-flush WC. Having cushioned flooring, chrome heated towel rail and rear facing UPVC obscure glass window.

### Bedroom Two

Having rear facing UPVC double glazed window, carpeted flooring, gas central heating radiator and built-in wardrobe.

### Bedroom Three

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

### Bedroom Four

Having rear facing UPVC double glazed window, carpeted flooring and gas central heating radiator.

### First Floor Landing

Carpeted flooring with stairs leading to the second floor. Benefiting from two built-in storage cupboards.

### Attic Bedroom One

Large double bedroom with front facing UPVC double glazed dormer window and rear facing Velux window. Having carpeted flooring, built-in wardrobe and access to the en-suite.

### En-suite

Contemporary en-suite fitted with double glass shower cubicle with thermostatic rainwater shower and aqua-boarded walls. Also having low-flush WC, contemporary vanity sink with mixer tap, black heated towel rail, cushioned flooring and rear facing UPVC obscure glass dormer window.



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Website: [www.skestateagents.co.uk](http://www.skestateagents.co.uk)

Email: [info@skestateagents.co.uk](mailto:info@skestateagents.co.uk)

Address: 868 Chesterfield Road, Woodseats, Sheffield, S8 0SH

Telephone: 0114 2749730

Company No: 08028567

## Outside

### Garden:

Low-maintenance rear garden with Indian stone patio seating area. Steps lead to an upper level with further patio space and an artificial grass area.

### Garage:

The property includes a garage with electric door, power and lighting.

## Additional Information

The landlord requires that curtains, blinds and lampshades remain in place and are not removed.



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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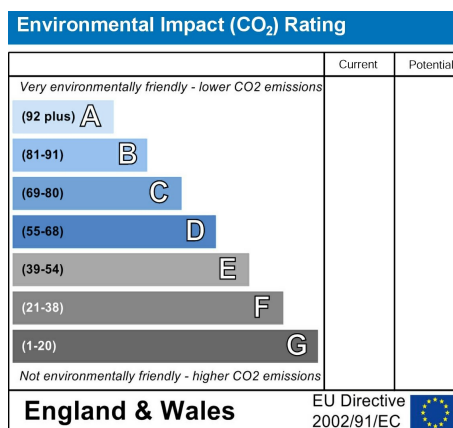
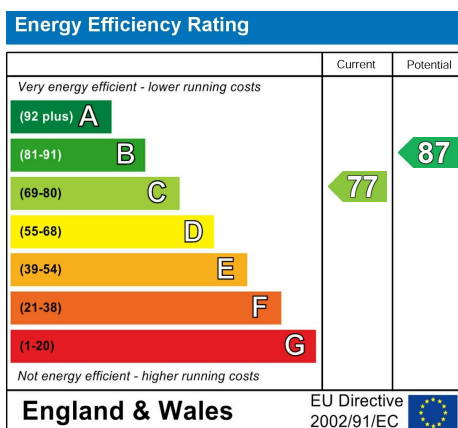
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