



9 Kipling Road, Hillsborough, Sheffield, South Yorkshire, S6 £850 Per Calendar Month

- Mid Terraced Property
- Popular Location
- Flexible Furnished
- Gas Central Heating
- Enclosed Rear Garden
- Two Bedrooms
- Well Presented Accommodation
- uPVC Double Glazing
- Well Appointed Accommodation
- Resident Only Permit Parking (not supplied by landlord)

9 Kipling Road, Sheffield S6 2LG

Andersons are pleased to offer for rent this stunning, two* bedroom mid terraced property, which is located in this ever popular and convenient residential area. Kipling Road is only a short walk to the heart of Hillsborough with its excellent shopping facilities, which include a range of independent retailers, such as award winning butchers, fruit and veg shops, micro pubs as well as some of the usual high street names. If you work in the city centre and don't want to take the car, accessing the city centre couldn't be easier with a Supertram stop a short walk away, you could even call in at off at Costa for a morning caffeine boost. The property offers well-presented accommodation throughout with uPVC double glazing, gas central heating and having a stylish modern kitchen and practical bathroom. The property is offered with the option of a basic level of furnishing (as shown in the photographs). Holding Fee equivalent to 1 weeks rent. The second room is suitable as a nursery/study area and not a standard bedroom.



Council Tax Band: A



ACCOMMODATION

GROUND FLOOR

LIVING ROOM

11'10" x 11'9"

An extremely well presented reception room which benefits from a front facing uPVC double glazed window, uPVC entrance door, a central heating radiator and wall mounted contemporary electric fire

KITCHEN

9'4" x 8'11"

Fitted with a stylish range of units above and below worksurfaces with complimentary tiled splash backs. Incorporated within is a single drainer stainless steel sink unit with mixer taps, single electric oven and a 4 ring gas hob and extractor over. There is also the option of an automatic washing machine and fridge freezer. The room also benefits from a good sized under stair store, a rear facing uPVC double glazed window and a uPVC entrance door which leads onto the rear garden.

FIRST FLOOR

LANDING

Providing access to all rooms.

BEDROOM 1

11'10" x 11'9"

A well proportioned room which benefits from a front facing uPVC double glazed window and a central heating radiator.

ROOM 2

A pleasant room which benefits from a rear facing uPVC double glazed window, a central heating radiator and cupboard housing the combination boiler. Due to the rooms shape it would be more suited to a nursery or home office, as opposed to a standard bedroom.

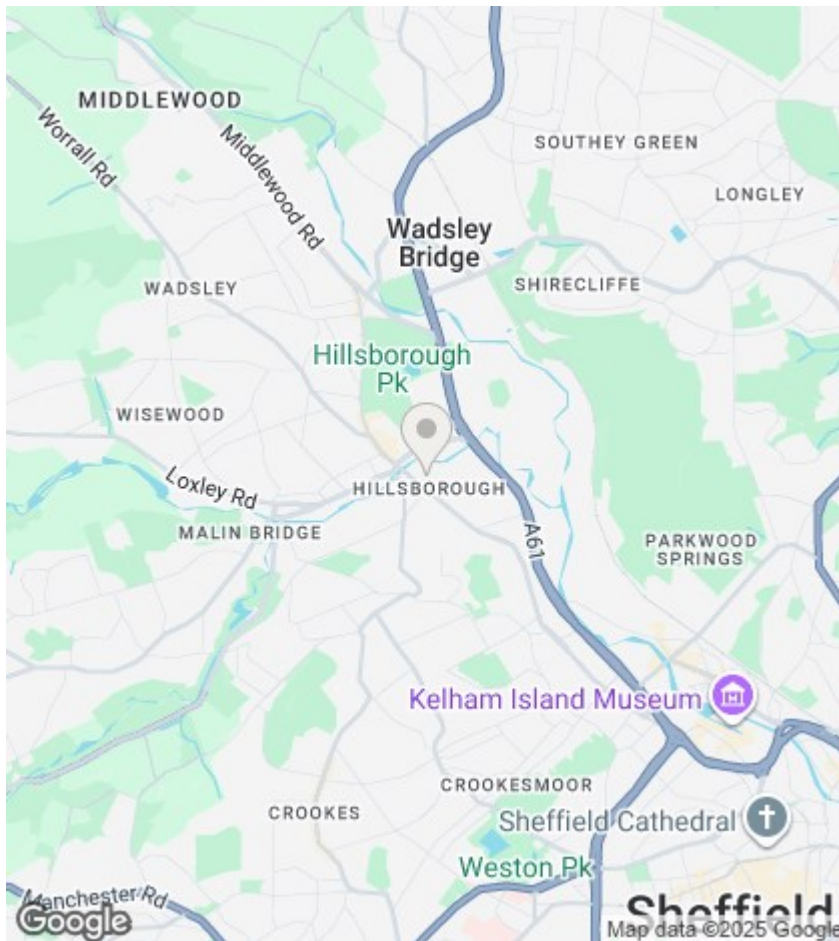
BATHROOM

Fitted with a three piece suite comprising of a panelled bath with thermostatic shower over, low flush w/c and a pedestal wash hand basin. There are tiled splash backs, an extractor fan, recessed ceiling spotlights and a central heating radiator.

OUTSIDE

To the rear sees a cute enclosed garden, with lawn, decked seating area and access to brick built store.

* The landlord is flexible with the furniture/white goods that are currently in situ



Directions

Viewings

Viewings by arrangement only. Call 0114 283 4050 to make an appointment.

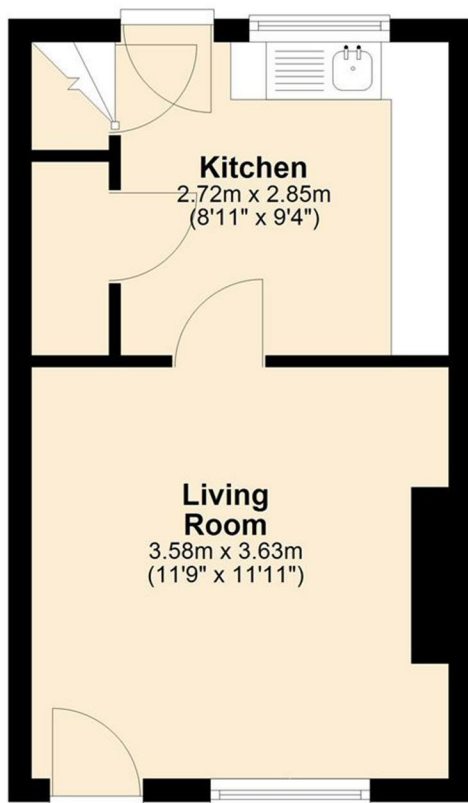
EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Ground Floor

Approx. 23.2 sq. metres (250.1 sq. feet)



First Floor

Approx. 23.2 sq. metres (250.1 sq. feet)

