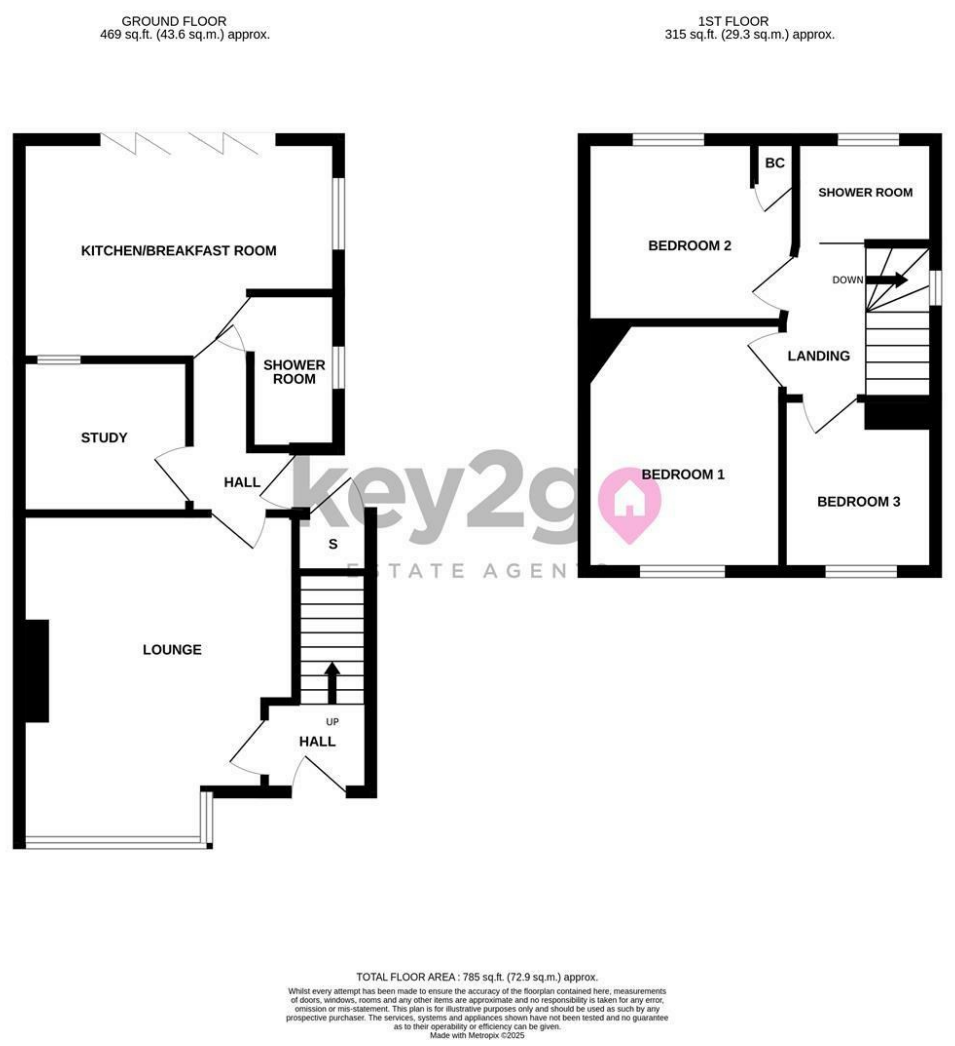


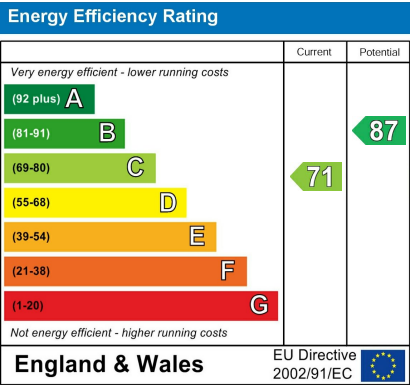
Floorplan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Lettings Team Office on 0114 2478819 if you wish to arrange a viewing appointment for this property or require further information.



22 Ridgehill Avenue
Sheffield, S12 2GL

£1,100 PCM



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A unique opportunity to rent this stylish and extended three bedroom semi-detached property which is situated in a sought after area. Offering bi-folding doors from the kitchen and a downstairs study and shower room. Also having off road parking and a generous sized, enclosed rear garden. Close to tram routes and local amenities. Road links to the City Centre and M1 Motorway.

SUMMARY

A unique opportunity to rent this stylish and extended three bedroom semi-detached property which is situated in a sought after area. Offering bi-folding doors from the kitchen and a downstairs study and shower room. Also having off road parking and a generous sized, enclosed rear garden. Close to tram routes and local amenities. Road links to the City Centre and M1 Motorway.

HALLWAY

Enter via a uPVC door into the hallway with white walls and mosaic tiled flooring. Ceiling light, radiator and stair rise to the first floor. Door to the lounge.

LOUNGE 12'8" x 15'1"

A spacious reception room with a feature wallpapered wall and laminate flooring. Ceiling light, radiator and window to the front. Door to the inner hallway.

INNER HALLWAY

Having a ceiling light, uPVC door to the kitchen and uPVC door to the side. Door to the study.

STUDY 7'10" x 7'0"

Comprising of a feature wallpapered wall and laminate flooring. Ceiling light and obscure glass window.

BREAKFAST KITCHEN 14'8" x 10'1"

Fitted with ample high gloss wall and base units, contrasting worktops and tiled splash back. One and a half stainless steel sink with a drainer and mixer tap. Double oven, hob and extractor fan. Breakfast bar and under counter space for a washing machine. Spotlighting, side window and bi-folding doors to the garden. Door to the downstairs shower room.

DOWNSTAIRS SHOWER ROOM 4'0" x 7'2"

Comprising of a shower cubicle with an overhead electric shower, vanity wash basin and close coupled WC. Spotlighting and obscure glass window. Acrylic sheeting to the walls and tiled flooring.

STAIRS/LANDING

A carpeted stair rise to the first floor landing with a window, ceiling light and access to the loft. Doors to the three bedrooms and shower room.

BEDROOM ONE 9'0" x 11'5"

A good sized double bedroom with white walls and carpeted flooring. Ceiling light, radiator and window to the front.

BEDROOM TWO 9'8" x 8'5"

A second double bedroom with white walls, carpeted flooring and a cupboard housing the boiler. Ceiling light, radiator and window to the rear.

BEDROOM THREE 6'7" x 7'11"

A single bedroom with white walls and carpeted flooring. Ceiling light, radiator and window to the front.

SHOWER ROOM 6'0" x 4'9"

Having a walk in shower cubicle with an overhead and handheld shower, close coupled WC and vanity wash basin. Ceiling light and obscure glass window. Acrylic sheeting to the walls and vinyl flooring.

OUTSIDE

To the front of the property is a driveway with off road parking for one car and a path leading to the side and rear of the property.

To the rear of the property is a patio area, lawn and shrubbery. Walls and fencing to the boundary.

