



Main Road, Wharncliffeside, S35

£1,350 Per Calendar Month

- GREAT THREE BEDROOM HOME
- BEAUTIFULLY PRESENTED
- LOW MAINTANENCE GARDENS
- SOUGHT AFTER LOCATION
- BOND - £1557
- FULLY FURNISHED
- SPACIOUS ROOMS THROUGHOUT
- OFF ROAD PARKING FOR TWO VEHICLES
- RENT - £1350PCM
- COUNCIL TAX BAND C - £2,226.95

12 Main Road, Sheffield S35 0DN

A beautifully presented furnished three-bedroom home offering spacious and well-appointed accommodation throughout, located within the sought-after Oughtibridge Mill development. The property benefits from being within walking distance of JÖRO, a renowned destination restaurant and bar with terrace seating overlooking this popular modern estate. Local pubs and woodland walks are also nearby, along with excellent public transport links to Fox Valley Retail Park and Sheffield City Centre.

The accommodation comprises an entrance porch, downstairs WC, welcoming lounge, inner hallway, and a modern kitchen/diner. To the first floor, the landing leads to a principal bedroom with en-suite shower room, a further double bedroom, and a single bedroom or home office, together with a family bathroom. Externally, the property benefits from beautifully maintained, low-maintenance front and rear gardens. A communal car park provides off-road parking for two vehicles.



3



2



1



B

Council Tax Band: C



ENTRANCE PORCH

The entrance porch features a uPVC front door, vinyl flooring, a central heating radiator and a ceiling light point. Provides access to the lounge and ground floor WC via solid internal doors.

LOUNGE

A welcoming and spacious lounge featuring a front-facing uPVC double-glazed window, carpet flooring, and central heating radiators. The room also benefits from a stylish panelled feature wall and a ceiling light point, with solid doors providing access to a useful under stairs storage cupboard and the inner hallway.

INNER HALLWAY

Inner hallway with carpet flooring, stairs rising to the first floor, central heating radiator and a ceiling light point. Solid door provides access to either spacious lounge or the modern kitchen/diner.

KITCHEN/DINER

A beautiful and well-appointed kitchen fitted with a good range of modern grey base, wall, and drawer units, complemented by sleek marble-effect worktops and matching splashback. Integrated appliances include an electric oven, four-ring gas hob with extractor fan above, dishwasher, washing machine, and fridge/freezer, along with a sink and drainer with mixer tap.

Additional features include vinyl flooring, a central heating radiator, ceiling light points and a uPVC double-glazed window to the rear elevation. Patio doors provide direct access to the garden area, creating a bright and sociable space.

DOWNSTAIRS WC

Useful ground floor WC comprising a pedestal wash hand basin with mixer tap and splashback tiling to the wet area. Further benefits include vinyl flooring, recessed spotlights, and an extractor fan.

STAIRS & LANDING

BEDROOM ONE

Beautifully presented principal bedroom, offering a spacious double layout. Features include carpet flooring, two uPVC double-glazed windows to the rear elevation enjoying woodland views, a central heating radiator, ceiling light point, and a solid door leading to the en-suite shower room.

EN-SUITE SHOWER ROOM

Modern shower room comprising of shower with a glass screen door, pedestal wash hand basin with mixer tap, and low-flush WC. Additional features include vinyl flooring, heated towel rail, panelled walls to the wet areas, recessed spotlights and an extractor fan

BEDROOM TWO

A further generously proportioned double bedroom, well presented throughout and featuring carpet flooring, a front-facing uPVC double-glazed window, a central heating radiator, and a ceiling light point.

BEDROOM THREE

Charming single bedroom or home office featuring attractive part-panelled walls. The versatile space benefits from carpet flooring, a front-facing uPVC double-glazed window, a central heating radiator and a ceiling light point, creating a bright and comfortable space.

FAMILY BATHROOM

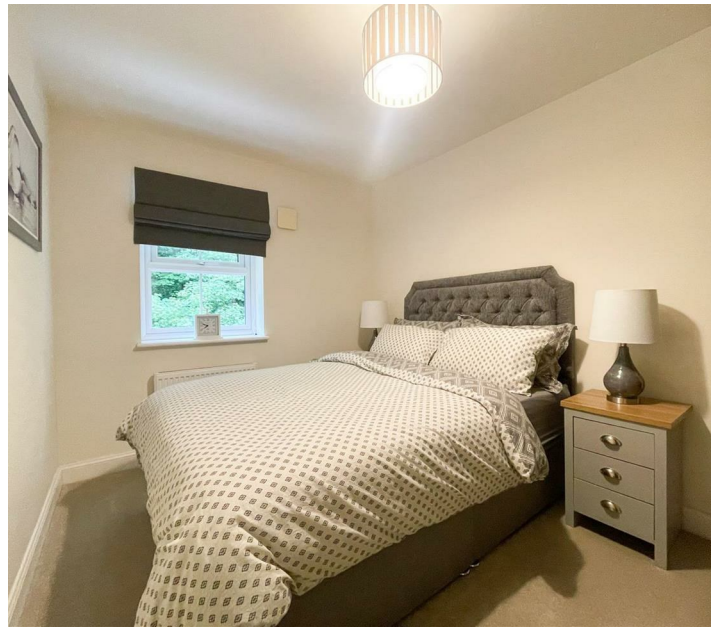
Modern bathroom comprising of a panelled bath, pedestal wash hand basin with mixer tap, and a low-flush WC. Additional features include vinyl flooring, a heated towel rail, shower-panelled walls to the wet areas, recessed spotlights, and an extractor fan.

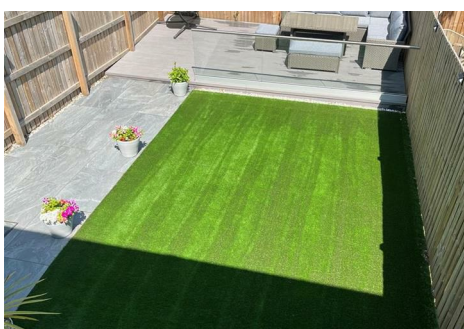
REAR GARDEN

Beautifully presented and low-maintenance rear garden, featuring artificial lawn, a paved patio, and a pathway leading to a raised decking area with glass partition. Ideal for outdoor entertaining and hosting guests, the garden is enclosed by fenced boundaries, providing both privacy and security.

FRONT GARDEN & CAR PARK

Low-maintenance pebbled front garden with a stone wall boundary and wooden gate, with a paved pathway leading to the communal car park, which provides two designated parking spaces.







Directions

Viewings

Viewings by arrangement only. Call 0114 2299 060 to make an appointment.

EPC Rating:

B

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			96
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 