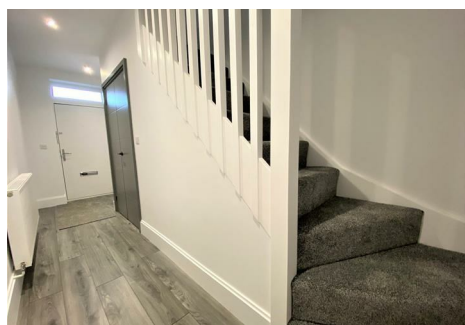




5C Dial House Court, Wisewood, Sheffield, South Yorkshire, S6 4AZ

£750 PCM

- MODERN ONE BEDROOM FIRST FLOOR APARTMENT
- RECENTLY RENOVATED
- CLOSE TO LOCAL AMENITIES
- ENERGY EFFICIENT SOLAR PANELS
- BOND - £865
- LARGE OPEN PLAN LIVING SPACE
- MODERN FIXTURES AND FITTINGS THROUGHOUT
- ALLOCATED PARKING SPACE
- RENT - £750
- COUNCIL TAX BAND B - £1,854.28

5C Dial House Court, Sheffield S6 4AZ

****WELL PRESENTED ONE BEDROOM APARTMENT**** This modern one bedroom property has a sleek and contemporary design throughout with the much sought after open plan kitchen, dining and living room. Complete with energy efficient solar panels ensuring economical electricity bills. Located in Wisewood on the grounds of the old Dial House Club, close to excellent local amenities and road links.

The property briefly comprises of; Private ground floor entrance door; Spacious entrance hallway with useful under stairs utility area; Stairs rising to the first floor landing; Open plan kitchen, dining and living room; Spacious double bedroom; Modern family bathroom; Allocated resident parking space with further visitor spaces available;



Council Tax Band: B



ENTRANCE HALLWAY

The private front entrance door opens to a spacious hallway with; Grey wood effect tiled flooring; Electric wall heater; Recessed ceiling spotlights; Double doors open to under stairs utility area with; Plumbing for washing machine and space for other appliances; Ceiling light point; Solar panel control unit; Stop tap; Wall mounted combi boiler;

One allocated parking space with further visitor spaces;

STAIRS & LANDING

With; Carpet flooring; Recessed ceiling spotlights; Electric wall heater; Solid doors leading to open plan living space, double bedroom and modern bathroom;

OPEN PLAN LIVING SPACE

21'9" x 12'6"

This great open plan living space comprises of:

Kitchen; Matt anthracite wall, base and drawer units; Wood effect roll top work surfaces and returns; Dining peninsula with seating and also housing the four ring induction hob, with extractor fan above; Integrated appliances to include 70/30 fridge freezer, wall mounted electric oven, induction hob and dish washer; Black Franke 1 1/2 sink and drainer with mixer tap; uPVC double glazed window to the front elevation; Recessed ceiling spotlights; Electric wall heater; Grey wood effect tiled flooring;

Lounge; Electric wall heater; Grey wood effect tiled flooring; Ceiling light point; Central heating radiator; Two uPVC double glazed windows to the rear elevation; Aerial and power sockets;

BEDROOM ONE

11'0" x 10'1"

Spacious double bedroom; Having; uPVC double glazed window to the rear elevation; Carpet flooring; Loft hatch access; Central heating radiator; Electric wall heater;

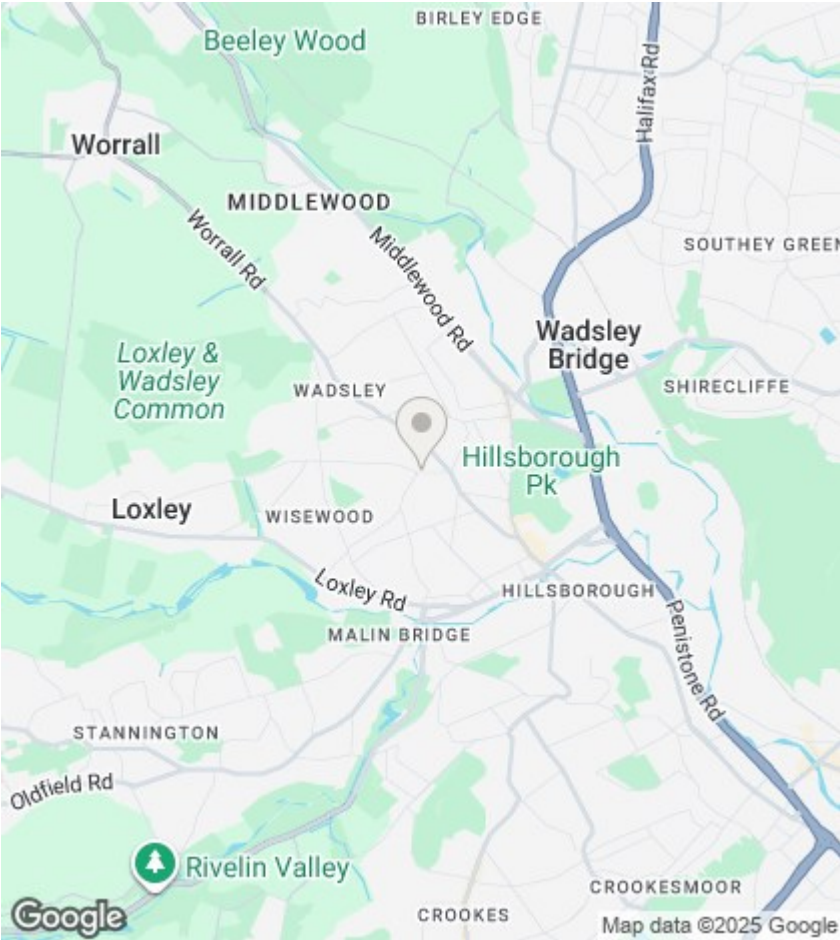
FAMILY BATHROOM

Modern family bathroom with; Bath with rain head and hand held shower above; All taps, controls and fittings in matt black; Side screen door with black panelling; Wash basin set into a floating vanity unit with under drawer storage; Back to wall WC with black push flush; Black vertical heated towel rail; Recessed ceiling spotlights; Grey gloss wall and floor tiles;

OUTSIDE







Directions

Viewings

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

EPC Rating:
C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC