



FURNISHED

House - Semi-Detached

FRANK WRIGHT CLOSE, SHEFFIELD, S2

£1,300 PCM

FEATURES

- Beautifully presented fully furnished two-bedroom semi-detached home
- Located within the popular Cutlers View development
- Spacious modern kitchen diner with integrated appliances
- Contemporary bathroom with shower over bath
- Enclosed low-maintenance rear garden with patio area
- Private off-street parking for two vehicles
- Double glazing and energy-efficient combi boiler
- Ideal for professionals, couples and small families




HIGHGATES
SALES & LETTINGS

Highgates are delighted to bring to market this spacious and beautifully presented fully furnished two-bedroom semi-detached home, ideally situated within the highly sought after Cutlers View development in the well-connected residential area of Norfolk Park.

Offering stylish modern living throughout, this superb property combines generous internal accommodation with attractive outdoor space, private off road parking, and excellent transport links, making it an ideal home for professionals, couples or small families looking to enjoy the convenience of city living whilst benefitting from nearby green open spaces.

Upon entering the property, you are welcomed by a spacious entrance hallway leading through to a contemporary kitchen diner, thoughtfully designed with both practicality and style in mind. Finished with sleek matt units, brushed chrome handles and granite-effect worktops, the kitchen is fully equipped with integrated appliances including a washing machine, dishwasher, full-size fridge freezer, gas hob and electric fan oven. The dining area offers ample space for entertaining family and friends, creating a fantastic social hub within the home. The ground floor also benefits from a convenient WC with wash basin and useful understairs storage.

Leading from the kitchen diner is a bright and spacious lounge, beautifully presented in neutral tones and filled with natural light from the large UPVC patio door and windows overlooking the garden. The lounge provides an excellent space to relax and unwind whilst offering direct access onto the rear patio area, perfect for summer BBQs and outdoor entertaining.

Externally, the enclosed rear garden has been well maintained and enjoys a pleasant outlook with mature trees, colourful flowers and an easily maintainable lawn. A useful storage shed provides additional space for garden equipment, bicycles and outdoor storage needs.

The first floor hosts two generously proportioned furnished bedrooms. The principal bedroom benefits from built-in storage with fitted clothing rails and enjoys fantastic views towards Sheffield City Centre and the surrounding areas. Bedroom two is also furnished to a high standard and features a large mirrored sliding wardrobe together with matching furniture, whilst enjoying a pleasant leafy outlook.

The bathroom is bright, modern and neutrally decorated, comprising a bath with shower over, wash basin, WC and mirrored vanity unit. The first floor landing also benefits from a large built-in storage cupboard providing excellent additional storage space for linens and household items.

Further benefits include double glazing throughout, a modern combi boiler providing energy efficient heating, and private off-street parking for two vehicles located to the rear of the property.

The location is one of the property's standout features. Positioned within easy reach of Sheffield City Centre, the property is perfectly placed for easy access to shopping, entertainment and nightlife. Excellent tram links are at your doorstep, offering quick and convenient travel across the city, whilst Sheffield Train Station is also within walking distance, making this an ideal location for commuters.

The property also enjoys close proximity to Norfolk Park and surrounding green spaces, perfectly balancing modern city living with peaceful outdoor surroundings.

Early viewing is highly recommended to fully appreciate the standard, location and lifestyle this fantastic home has to offer.

Holding Deposit: £300.00

Call us on

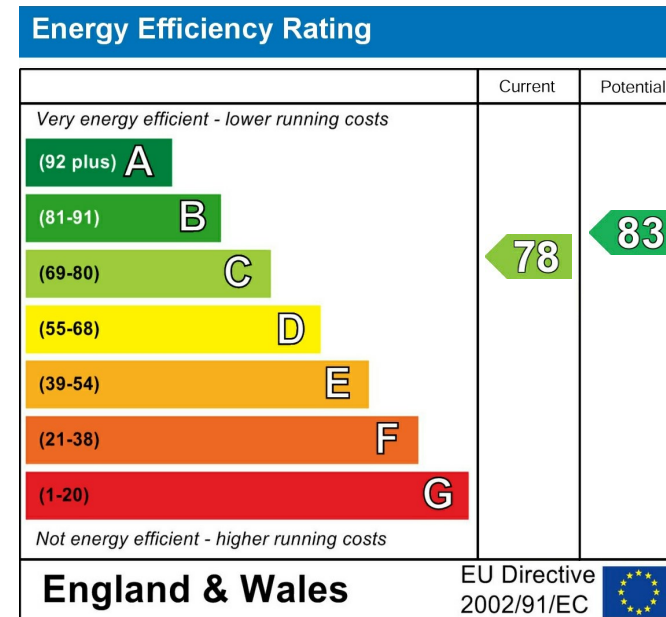
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Council Tax Band

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

