UNITED UH HOMES









164 Pollard Crescent, Sheffield, South Yorkshire, S5 8QF

Pollard Crescent, S5

- NEWLY REFURBED HOME
- NEW FLOORING & FRESHLY DECORATED THROUGHOUT
- MODERN KITCHEN
- LARGE ENCLOSED REAR GARDEN
- BOND - £923
- TWO DOUBLE BEDROOMS
- SPACIOUS ROOMS
- OFF ROAD PARKING
- RENT - £800pcm
- COUNCIL TAX BAND A - £1,670.22

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Pollard Crescent, S5

A newly refurbished two-bedroom property, benefitting from new flooring and has been freshly decorated throughout. ideally situated close to local shops, schools and excellent transport links.

The accommodation briefly comprises an entrance, a spacious lounge, a newly fitted kitchen, two generously sized double bedrooms and a family bathroom.
Externally, the property benefits from off-road parking and a large enclosed rear garden.

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Council Tax Band: A







ENTRANCE
The property benefits from brand-new vinyll flooring, freshly painted walls, a central heating radiator and a ceiling light point. Carpeted stairs lead to the first floor, while a solid door provides access into the lounge.

LOUNGE
A good-sized lounge featuring wood-effect vinyll flooring, freshly painted walls and a uPVC double-glazed bay window to the front elevation. The room also benefits from a decorative fireplace, central heating radiator and ceiling light point. A solid door provides access to the under stairs storage cupboard, with a further solid door leading into the kitchen.

KITCHEN
A newly fitted modern kitchen with a good range of wall, base and drawer units, complemented by wood effect worktop an inset stainless steel sink and drainer. Tiled splash back and a freestanding double door cooker with four ring hob. Space for free standing fridge, freezer and washing machine. A uPVC double-glazed window to the rear elevation provides natural light, while a part-glazed uPVC door offers direct access to the rear garden. Further features include brand new vinyl flooring and a ceiling light point.

BEDROOM ONE
A large double bedroom featuring brand-new carpet flooring and freshly painted walls. The room benefits from a front-facing uPVC double-glazed window, a built-in storage cupboard, central heating radiator and ceiling light point.

BEDROOM TWO
Double bedroom featuring brand-new carpet flooring and freshly painted walls. The room benefits from a uPVC double-glazed window to the rear elevation, central heating radiator and ceiling light point.

BATHROOM
A modern white bathroom suite comprising a bath with an overhead shower and curved glass shower screen, pedestal wash basin and WC. The bathroom benefits from fully tiled walls., brand-new vinyl flooring, a heated towel rail, recessed spotlights and an obscure-glazed window to the rear elevation,

OUTSIDE
To the front of the property, there is off-road parking for multiple vehicles, along with a side gate providing access to the rear garden. The spacious rear garden is arranged over two levels, with the majority laid to lawn and fully enclosed, offering an ideal outdoor space for relaxing and entertaining









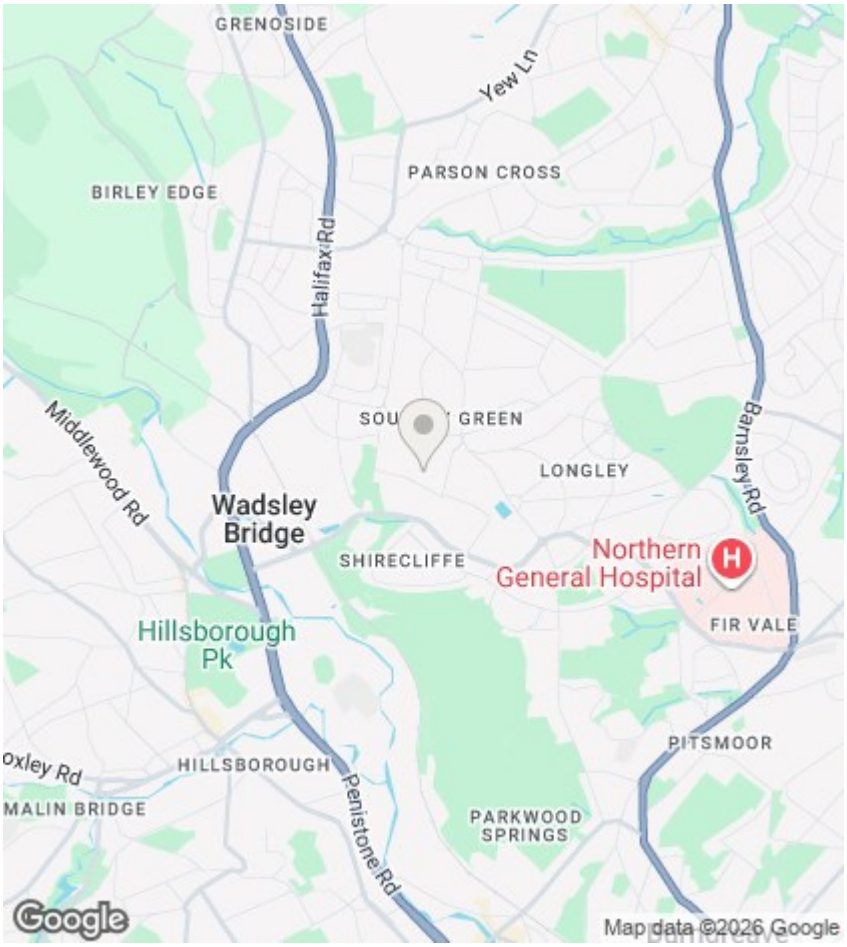












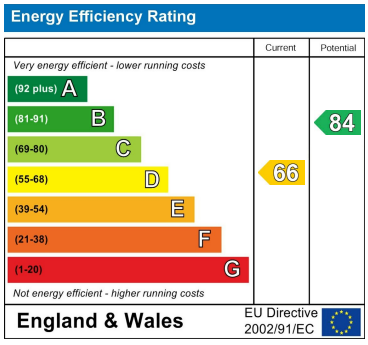
Directions

Viewings

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

EPC Rating:

D



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