SK estate agents

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Bluecoat Rise, Sheffield S11 9DW

£1,100 Per Calendar Month

Available for LET is this modern, two bedroom first floor apartment in the highly sought after area of Ecclesall. Finished to a very high standard throughout, the property briefly comprises: entrance hallway, two bedrooms, one with en-suite, bathroom and an open plan lounge/diner and kitchen. Outside there are communal gardens to the front of the property and to the rear allocated parking for one vehicle. The property is situated within easy reach of a host of local amenities and public transport links into the city centre.
Available early January 2027







Entrance Hallway
Entrance through UPVC front door into entrance hallway. Having cushioned flooring, two useful storage cupboards, gas central heating radiator, thermostat control, intercom system and doors leading to the bedrooms, bathroom, lounge and kitchen.

Lounge / Diner
A large lounge/dining area benefiting from two UPVC double glazed French doors leading out to a Juliet balcony. Having carpeted flooring and gas central heating radiator, the lounge/diner gives access to the open plan kitchen.

Kitchen
Modern kitchen fitted with a range of white high gloss wall and base units with contrasting work surfaces incorporating stainless steel one and a half bowl sink with mixer tap and drainer, 4 ring gas hob with double oven below and metal splash back and extractor above. Also having integrated fridge, freezer, washer dryer and dishwasher, the kitchen also benefits from front facing UPVC double glazed window, cushioned flooring, gas central heating radiator, spot lighting and a unit to house the boiler.

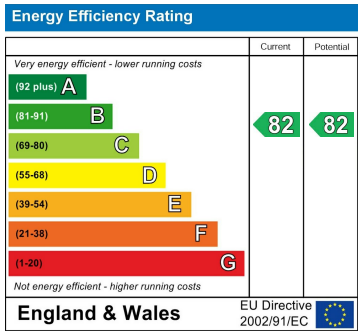
Bedroom One
Double bedroom with neutrally decorated walls and carpeted flooring. Having a double wardrobe, gas central heating radiator and rear facing UPVC double glazed window.

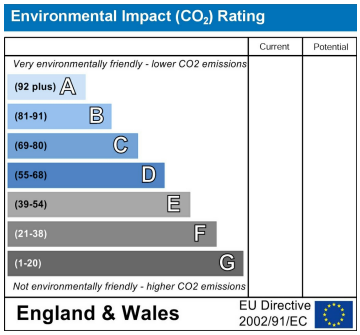
En-Suite Shower Room
Fitted with white suite comprising: shower cubicle with electric shower and glass bi-folding screen, floating wash hand basin and low flush WC. Also having tiled floor and splash backs and heated towel rail.

Bedroom Two
Large second bedroom having carpeted flooring, gas central heating radiator, double wardrobe and front facing UPVC double glazed window.

Bathroom
Well presented bathroom benefiting from white suite comprising: bath with mixer tap, shower above and glass shower screen, low flush WC and floating wash hand basin. Also having tiled floor and splash backs, heated towel rail and front facing UPVC double glazed window.

Outside
There are communal gardens to the front of the property and one allocated car parking space to the rear. There is also a useful storage cupboard large enough for a bike (approx 3" x 9")





In accordance with the Property Misdescriptions Act (1991) we have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and the specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings.

Lease details, ground rent and service charges (where applicable) are given as a guide only and should be checked by your solicitor prior to exchange of contracts. The copyright of all details, photographs and floor plans remains that of SK Estate Agents





