

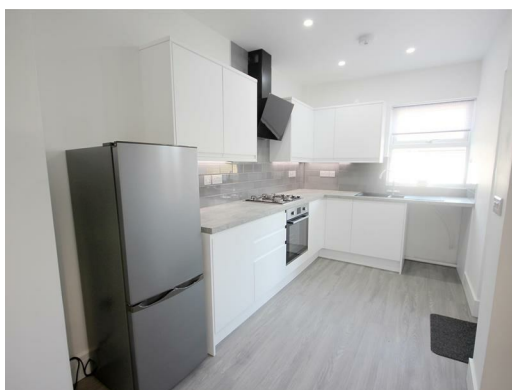


Kirkstall Road, Sheffield S11 8XJ

£1,500 Per Calendar Month

AVAILABLE IMMEDIATELY

SK Estate Agents are pleased to offer to the market for LET this stunningly presented, three bedroom, unfurnished, mid-terraced property situated in the highly popular and desirable neighbourhood of Hunters Bar, located just a stones throw from Hunters Bar Primary School, excellent local artisan shops on Sharrowvale Road and excellent transport links to Sheffield City Centre, the Universities and hospitals. Ideally suited to professionals, the accommodation briefly comprises: entrance vestibule, lounge, spacious and contemporary kitchen/diner, cellar, low maintenance rear garden, three good sized bedrooms and a shower room. A viewing is highly advised to avoid disappointment.



Entrance Vestibule

Entry is made via the new side facing composite door, having laminate flooring and a carpeted staircase rising to the first floor.

Lounge

A well presented reception room featuring a large front facing UPVC double glazed bay window providing ample natural light, USB plug sockets, carpeted flooring and a gas central heating radiator.

Kitchen/Diner

Beautifully presented kitchen and dining space boasting a range of white soft close wall and base units with complimentary worktops over comprising a four ring gas hob and a one and a half bowl sink and drainer with chrome swan-neck mixer tap over. The modern kitchen further benefits from a fan assisted oven, freestanding fridge/freezer, space and plumbing for a washing machine, modern glass extractor fan, grey brick-tile splash backs, LED spotlighting, rear facing UPVC double glazed window and a composite door opening out on to the rear garden. Also housing the combination boiler.

The dining area features ample space for a dining table and chairs, having laminate flooring, two gas central heating radiators and a large rear facing UPVC double glazed window.

Cellar

A good sized cellar housing the consumer unit and utility meters.

Landing

A good sized carpeted landing providing access to all first floor accommodation.

Bedroom One

A well appointed double bedroom boasting carpeted flooring, large front facing UPVC double glazed window and a gas central heating radiator.

Bedroom Three

A double bedroom featuring carpeted flooring, rear facing UPVC double glazed window and a gas central heating radiator.

Bathroom

A new contemporary fitted bathroom suite comprising: low flushing WC, bath, vanity wash basin with touch powered lit

mirror over and a quadrant shower cubicle with thermostatic rain shower and additional shower nozzle. Further benefiting from a chrome heated towel rail, laminate flooring, tiled splash-backs, extractor fan and a rear facing UPVC double glazed obscured window.

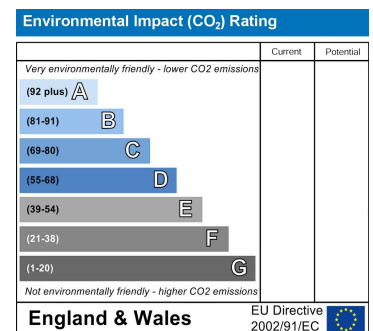
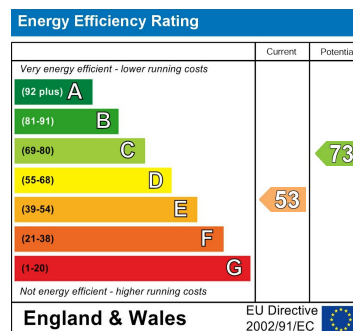
Attic Bedroom Two

A well presented double bedroom having carpeted flooring, gas central heating radiator, two Velux skylights to the front and rear, fitted wardrobes and cabinets and attractive exposed timber beams.

Outside

At the rear of the property is a private low maintenance garden partially laid with recently fitted decking and flagged paving providing space for outdoor seating and entertainment. Newly erected fencing.

The property benefits from two on-street parking permits which are available at an extra charge.



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



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