SK estate agents

passionate about property



Farm Close, Sheffield S12 3HU

£950 Per Calendar Month

AVAILABLE IMMEDIATELY

SK Estate Agents are pleased to offer to the market for let this superb unfurnished three bedroomed semi-detached property located on a quiet cul-de-sac within the popular residential area of Charnock. The property is well placed for transport links including the Supertram network, local schools and excellent shops/amenities. The accommodation includes a spacious lounge/diner, fitted kitchen, bathroom, separate WC, 3 bedrooms, enclosed rear garden and off-road parking for several vehicles. Ideally suited to professionals.







Entrance
Entered through a front-facing uPVC double-glazed door. Having a side-facing uPVC double-glazed window, central heating radiator, under-stairs storage cupboard and carpeted stairs leading to the first floor.

Lounge/Diner
A spacious lounge and dining area with front and rear-facing uPVC double-glazed windows, central heating radiators, wood flooring and a feature stone fireplace.

Kitchen
Fitted with a range of wood-effect wall and base units with contrasting square-edged worktops incorporating a sink with contemporary swan-neck mixer tap. Having a four-ring electric hob with oven beneath and extractor above.
Also having a washing machine and fridge freezer, which are provided but will not be maintained or replaced by the landlord. Side and rear-facing UPVC double-glazed windows, a central heating radiator and a door leading to the rear porch.

Rear Porch
Having a side-facing uPVC double-glazed door and windows overlooking the rear garden, together with tiled flooring.

First Floor Landing
Having a side-facing uPVC double-glazed window, useful over-stairs storage cupboard and carpeted flooring.

Bedroom One
A good-sized bedroom with a front-facing uPVC double-glazed bay window, central heating radiator and wood flooring.

Bedroom Two
A good-sized bedroom with a rear-facing uPVC double-glazed window, central heating radiator and wood flooring.

Bedroom Three
Having a front-facing uPVC double-glazed window, central heating radiator and wood flooring.

Bathroom
Fitted with a white suite comprising a bath with chrome mixer tap, thermostatic shower over and glass shower screen, together with a vanity wash basin. Also having panelled splashbacks, tiled flooring, a central heating radiator and rear-facing obscure uPVC double-glazed window.

Seperate WC
Having a low-flush WC, laminate flooring, central heating radiator and rear-facing obscure uPVC double-glazed window.

Outside
A driveway provides off-road parking for several vehicles. Please note that the garage is excluded from the tenancy.

A private and enclosed rear garden with a paved patio seating area, lawn and mature shrubs.















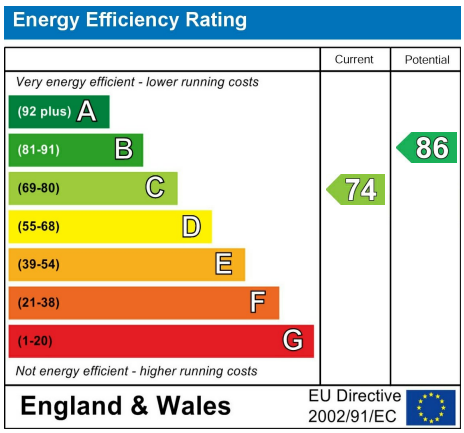


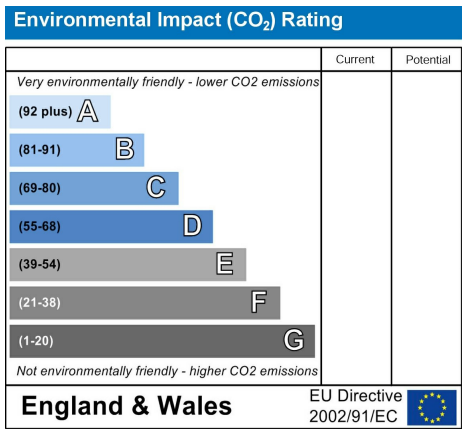




In accordance with the Property Misdescriptions Act (1991) we have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances 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


Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
74
86
England & Wales
EU Directive 2002/91/EC


Environmental Impact (CO_2) Rating
Current
Potential
Very environmentally friendly - lower CO2 emissions
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not environmentally friendly - higher CO2 emissions
England & Wales
EU Directive 2002/91/EC