SK estate agents

passionate about property



Denmark Road, Sheffield S2 3NH

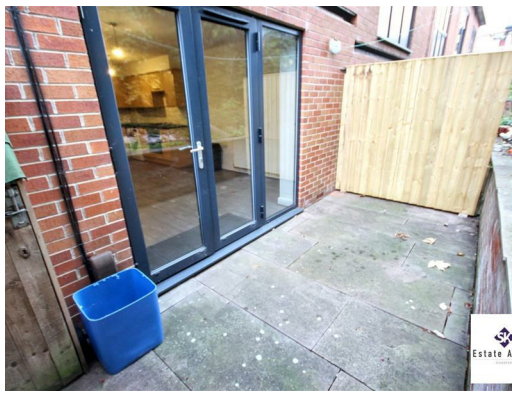
£825 Per Calendar Month

Available Immediately

SK Estate Agents are pleased to present to the market, for LET, this well presented, two bedroom, mid-terrace property situated within the popular area of Heeley and close by to local shops and amenities and would suit a professional couple or single occupant. In brief, the property comprises entrance hallway, downstairs WC, open-plan living area, two double bedrooms, bathroom, and off-road parking. A viewing is highly advised to appreciate the standard of accommodation on offer.







Entrance Hallway
Entry through composite door into the carpeted hallway, with gas central heating radiator and stairs rising to the first floor accommodation.

Downstairs WC
Having low flush WC, pedestal wash basin, front-facing double glazed obscured sash window, cushioned flooring, and space for condenser dryer or storage. Also housing the combination boiler.

Open-Plan Living
Kitchen

Having a good range of wood effect wall and base units with contrasting laminate worktops incorporating stainless steel sink with drainer and mixer tap, and a 4-ring gas hob with electric oven below. Also having brick tiled splashback, washing machine. and fridge/freezer (white goods will NOT be maintained by the landlord)

Lounge

A good-sized lounge area with tv and internet point, gas central heating radiator, and French doors out onto the garden. Also having useful under-stair storage and space for dining table and chairs.

Landing
Having carpeted flooring and useful storage cupboard.

Bedroom One
A good-sized double bedroom having carpeted flooring, gas central heating radiator, and a rear-facing double glazed window.

Bedroom Two
A further good-sized double bedroom having carpeted flooring, gas central heating radiator, and two front-facing double glazed windows.

Bathroom
Having three piece suite with low flush WC, hand wash basin, and bath with shower screen and off-the-taps shower. Also having newly laid cushioned flooring, gas central heating radiator, and tiled splashbacks.

Outside
There is a paved pathway leading up to the property and a parking space for one vehicle.

At the rear lies a low-maintenance garden with a patio area providing ample space for seating, and a large elevated flower bed.

Disclaimer
Any white goods will not be maintained by the landlord.















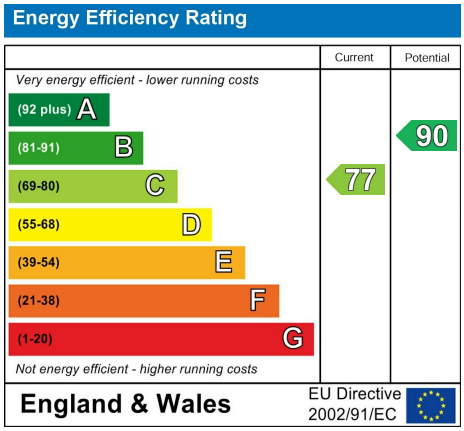


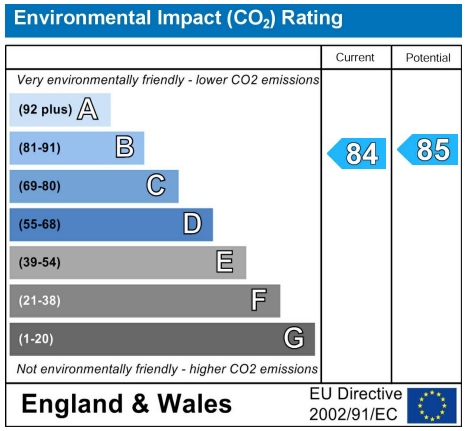




In accordance with the Property Misdescriptions Act (1991) we have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances 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
77
90
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
84
85
England & Wales
EU Directive 2002/91/EC