



## Smithy Wood Crescent, Sheffield S8 0NT

**£725 Per Calendar Month**

SK Estate Agents are delighted to offer to the market for immediate LET, this well presented two bedroom, first floor apartment located in the ever popular residential area of Woodseats. With far reaching views across the city, the apartment comprises of; large lounge, fitted kitchen, two bedrooms and bathroom. Outside to the rear of the property is a low maintenance patio garden and to the side is a small car park where parking is on a first come first served basis. With a host of local amenities including shops, restaurants, schools, transport links and the city centre in close proximity, an early viewing is highly recommended. No smokers, no pets, no sharers.



## Entrance Hallway

Entry through UPVC door into a useful hallway with carpeted stairs rising to the first floor accommodation. First floor landing provides access to a boarded/insulated loft space and useful built in storage cupboard.

## Lounge

15'8" x 11'3" (4.80m x 3.43m)

With fantastic views over the city, this large front facing lounge benefits from carpeted flooring, spot lighting, gas central heating radiator and floor to ceiling UPVC double glazed window making the room bright and airy.

## Kitchen

10'5" x 6'7" (3.18m x 2.03m)

Fully fitted kitchen having a range of white wall and base units with contrasting work surfaces incorporating stainless steel sink, drainer and 4 ring gas hob with electric oven below and extractor above. Having decorative tiled splash backs, spot lighting and wood effect laminate flooring. There is a large pantry with shelves for storage and a rear facing UPVC double glazed window. Washing machine not included.

## Bedroom One

12'5" x 8'9" (3.81m x 2.69m)

A spacious double bedroom having front facing UPVC double glazed window, carpeted flooring, built in wardrobes and gas central heating radiator.

## Bedroom Two

7'6" x 7'1" (2.31m x 2.18m)

Second bedroom having rear facing UPVC double glazed window overlooking the garden, carpeted flooring and gas central heating radiator.

## Bathroom

7'6" x 6'0" (2.31m x 1.83m)

Modern white suite comprising bath with thermostatic shower over, pedestal wash hand basin and low flush WC. Also benefiting from tiled splash back and fully tiled floor, gas central heating radiator and rear facing UPVC double glazed obscured glass window.

## Outside

To the rear of the property is a low maintenance flagged garden. To the side there is allocated parking for one vehicle.

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		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	



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