



## 39 Greenhead Gardens, Chapeltown, Sheffield, S35 1AR

£750 Per Calendar Month

- NEWLY REFUBRED TWO BED HOME
- BRAND NEW BATHROOM
- OFF ROAD PARKING FOR TWO VEHICLES
- COUNCIL TAX BAND A - £1,589.38.
- MODERN FITTED KITCHEN WITH APPLIANCES
- HIGH STANDARD FINISH THROUGHOUT
- RENT £750
- GOOD SIZED ROOMS THROUGHOUT
- FRESHLY DECOARTED & NEW CARPETS
- BOND £865

# 39 Greenhead Gardens, Sheffield S35 1AR

This freshly refurbished two-bedroom home offers spacious accommodation throughout, featuring a brand new fitted kitchen with integrated appliances and a newly installed modern bathroom. The property also benefits from brand new carpets and freshly painted walls, creating a clean and contemporary finish throughout.

Situated in Chapeltown, the property is ideally located close to local amenities, excellent public transport links, and convenient motorway access.

The welcoming home briefly comprises of an entrance porch, modern fitted kitchen with integrated appliances, and a spacious lounge with stairs leading to the first floor landing. To the first floor, a double bedroom with useful built-in storage, a single bedroom and a modern bathroom.

Externally, the property benefits from a small laid lawn and useful outhouse, along with off-road parking for two vehicles.



Council Tax Band: A



## **ENTRANCE**

Entered via a part-glazed obscure uPVC door, featuring matted flooring and freshly painted walls. The area is fitted with a central heating radiator and a ceiling light point, with solid doors providing access to the kitchen and lounge.

## **KITCHEN**

A brand new warm and inviting modern fitted kitchen featuring a good range of wall, drawer and base units. Complemented by wood-effect roll-top work surfaces with a tiled splashback and freshly painted walls. The kitchen includes an integrated stainless steel sink with drainer and mixer tap, along with integrated appliances including a fridge, freezer and washing machine. There is also a single electric oven with a four-ring hob.

Having wood-effect vinyl flooring, a central heating radiator and extractor fan, the space also benefits from two uPVC double glazed windows to the front and side elevations allow plenty of natural light, enhanced by a ceiling light point.

## **LOUNGE**

A spacious lounge benefiting from a large uPVC double glazed window to the front elevation, allowing plenty of natural light. The room features a part-panelled feature wall, brand new fitted carpets and freshly painted walls, along with two central heating radiators and a ceiling light point. Stairs lead to the first floor landing.

## **STAIRS & LANDING**

Brand new carpets with freshly painted walls, bannister and handrail lead you to the first floor landing. Solid doors provide access to both bedrooms, and bathroom with a ceiling light point and loft hatch above.

## **BEDROOM ONE**

A spacious double bedroom benefiting from built-in storage cupboard and a folding mirrored door wardrobe. A uPVC double glazed window to the front elevation

allows for plenty of natural light. The room also features brand new fitted carpets, freshly painted walls, a central heating radiator and a ceiling light point.

## **BEDROOM TWO**

A single bedroom benefiting from a uPVC double glazed window to the front elevation, allowing plenty of natural light. The room also features brand new fitted carpets, freshly painted walls, a central heating radiator and a ceiling light point.

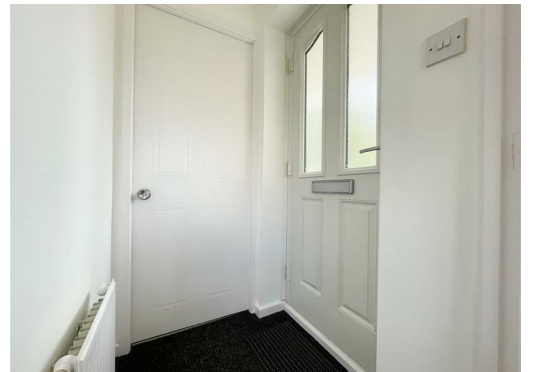
## **BATHROOM**

A brand new modern fitted bathroom comprising a panelled bath with electric shower over, wash hand basin with mixer tap, and WC. The room features tiled walls to wet areas and tiled-effect vinyl flooring. An obscure uPVC double glazed window to the side elevation provides natural light, complemented by a ceiling light point and extractor fan.

## **OUTSIDE**

To the outside, there is a paved path leading to the front door and outhouse, with a laid lawn to either side. The property also benefits from two parking spaces.





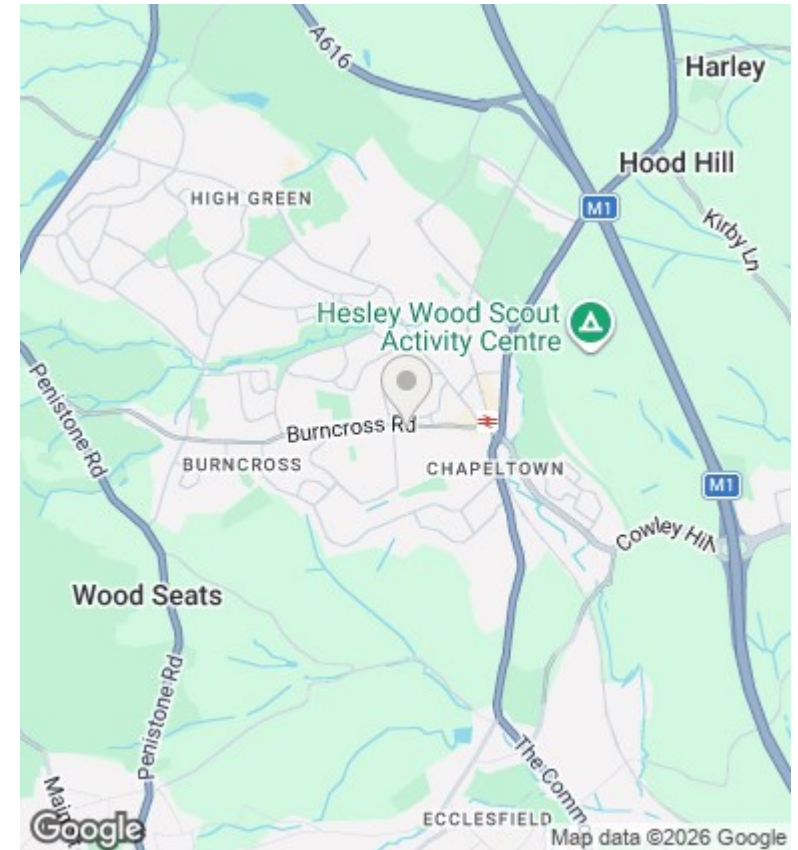
## Directions

## Viewings

Viewings by arrangement only. Call 0114 2299 060 to make an appointment.

## Council Tax Band

A



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>61</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 