



**Norfolk Park Avenue, Sheffield S2 2RB**

**£1,150 Per Calendar Month**

**\*\*Available now on a 12 month tenancy\*\***

SK Estate Agents are pleased to offer to the market this well presented, bay-fronted, three bedroom detached property. Situated just a stones throw away from Norfolk Park and within close proximity to a host of amenities and transport links to the city centre, this spacious house benefits from kitchen, lounge/diner, three good sized bedrooms, bathroom, separate WC and garage.

Early viewing is advised to appreciate the size and standard of accommodation on offer.

No sharers, No pets.



## Entrance

Accessed via front facing UPVC door leading into a welcoming entrance hallway, featuring a useful downstairs storage cupboard and carpeted stairs rising to the first floor.

## Lounge / Diner

A bright and spacious reception room enjoying natural light from a front facing UPVC double glazed bay window and a rear facing UPVC double glazed window. The room benefits from carpeted flooring, gas central heating radiator and a feature fireplace.

## Kitchen

Fitted with a range of modern white wall and base units complemented by roll-edged worktops. The kitchen includes a gas hob with extractor above, electric oven below, and a 1½ bowl stainless steel sink with drainer. There is space and plumbing for both a washing machine and a fridge freezer. Finished with practical flooring, gas central heating radiator and rear facing UPVC double glazed window.

## Bedroom One

A generous double bedroom having front facing UPVC double glazed window, gas central heating radiator, fitted wardrobes, and carpeted flooring.

## Bedroom Two

A further double bedroom featuring rear facing UPVC double glazed patio doors opening onto a private balcony. Having carpeted flooring and gas central heating radiator.

## Bedroom Three

Front facing and having UPVC double glazed window, gas central heating radiator and carpet flooring.

## Bathroom

Fitted with a white suite comprising a panelled bath with electric shower over and pedestal wash hand basin. Fully tiled with a rear-facing obscure glass UPVC window and gas central heating radiator.

## Separate WC

Low flush WC with tiled walls and flooring, and a side facing UPVC double glazed obscure glass window.

## Outside

To the rear, the property benefits from off-road parking and a single garage, providing excellent storage.



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Website: [www.skestateagents.co.uk](http://www.skestateagents.co.uk)

Email: [info@skestateagents.co.uk](mailto:info@skestateagents.co.uk)

Telephone: 0114 2749730

Address: 868 Chesterfield Road, Woodseats, Sheffield, S8 0SH

Company No: 08028567



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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

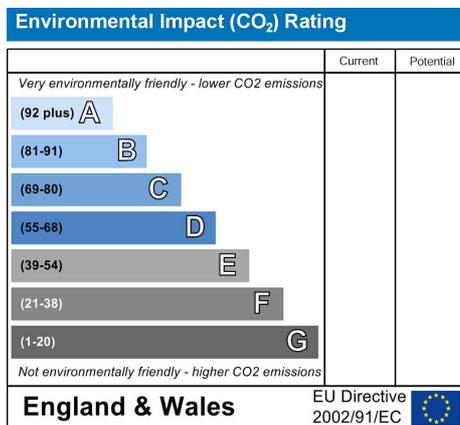
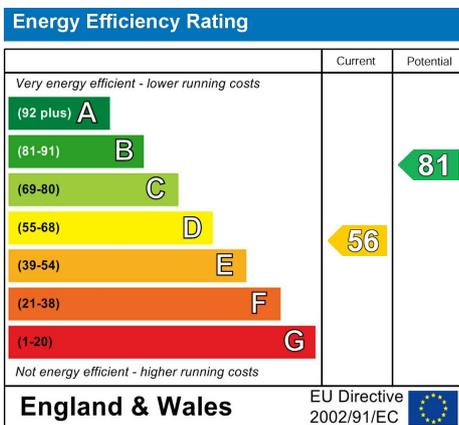


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