



17 Lennox Road, Sheffield, S6 4FL

£1,095

- RECENTLY REFURBISHED
- MODERN KITCHEN
- BUILT IN STORAGE
- LARGE DECKING AREA
- BOND £1263
- SPACIOUS ROOMS THROUGHOUT
- THREE DOUBLE BEDROOMS
- FRONT BAY WINDOW
- RENT £1095
- COUNCIL TAX BAND A - £1,589.38

17 Lennox Road, Sheffield S6 4FL

****RECENTLY REFURBISHED**** This immaculate three double bedroom stone fronted terrace home is located in the sought after area of Hillsborough. Within walking distance of the park and close to excellent local amenities and public transport routes. The property benefits from double glazing, central heating, a large front bay window, decorative fireplaces and built in storage. Briefly comprising of; Lounge: Inner hallway; Dining room; Cellar; Kitchen with modern units; Two first floor bedrooms; Family bathroom; Attic bedroom three; The outside has a gated forecourt to the front of the property and a good sized rear garden with large decking areas with communal passage;



Council Tax Band: A



INTRODUCTION

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LOUNGE

11'11 - 14'10

Access through a uPVC part obscured glazed entrance door into the spacious lounge, having; Front facing double glazed bay uPVC window; Large decorative fire place with wooden mantel and red tile; Carpet flooring; Central heating radiator; Recessed ceiling spot lights; Freshly painted walls; Wooden trimming; Wooden part obscure glazed door to the inner hallway;

INNER HALLWAY

Having; Carpet flooring; Ceiling light point; Stairs to the first floor landing; Part obscure glazed door into the dining room;

DINING ROOM

11'11 - -12'09

Comprising of; Decorative fireplace with wooden mantel and black and white tiles; Rear facing double glazed uPVC window; Recessed ceiling spot lights; Wooden flooring; Freshly painted walls; Central heating radiator; Solid door to the cellar; Part obscure glazed door into the kitchen;

KITCHEN

9'01 - 9'05

A small step up into kitchen with; Large part obscure rear facing double glazed uPVC windows; Wood effect wall, base and draw units with black marble effect roll top work surfaces; Stainless steel single sink and drainer; Integrated four ring electric hob with oven and extractor fan above; Part tiled walls; Wooden flooring; Space and plumbing for further appliances; Part obscured glazed uPVC entrance door to the rear garden;

CELLAR

Entered via solid door from dining room with; Top of the stairs storage with handrail; Two separate rooms with plenty of space for storage; Built in brick worktop surface; White painted brick walls; Two wall light points;

STAIRS RISING TO THE FIRST FLOOR

Having; Carpet flooring; Painted wooden handrail and banister; Freshly painted walls;

BEDROOM ONE

14'01 - 12'01

This great size bedroom one has; Front facing uPVC double glazed window; Freshly painted walls; Carpet flooring; Central heating radiator; Ceiling light point; Solid door to storage cupboard;

BEDROOM TWO

10'03 - 11'00

Another good size room with; Rear facing uPVC double glazed window; Freshly painted walls; Carpet flooring; Central heating radiator; Ceiling light point; Built in storage cupboard housing the boiler;

FAMILY BATHROOM

6'00 - 9'03

Having; A step down onto wooden flooring; White tiles to wet areas; W.C with push button flush; Wash basin; Wooden panelled bath; Shower cubicle with wall mounted shower and screen doors; Side facing obscure uPVC double glazed window; Heated towel rail; Ceiling light point; Colourful stained glass window above solid door entrance;

FIRST FLOOR LANDING

With; Carpeted flooring; Freshly painted walls; Ceiling light point; Solid doors to the two first floor bedrooms, the family bathroom and the stairs to the second attic bedroom three;

STAIRS RISING TO THE ATTIC BEDROOM THREE

Having; Carpet flooring; Painted wooden handrail and banister;

ATTIC BEDROOM THREE

14'01 - 12'02

This great size room has; Rear facing Velux window; Carpet flooring; Central heating radiator; Two under eave storage cupboards; Ceiling light point;

REAR GARDEN

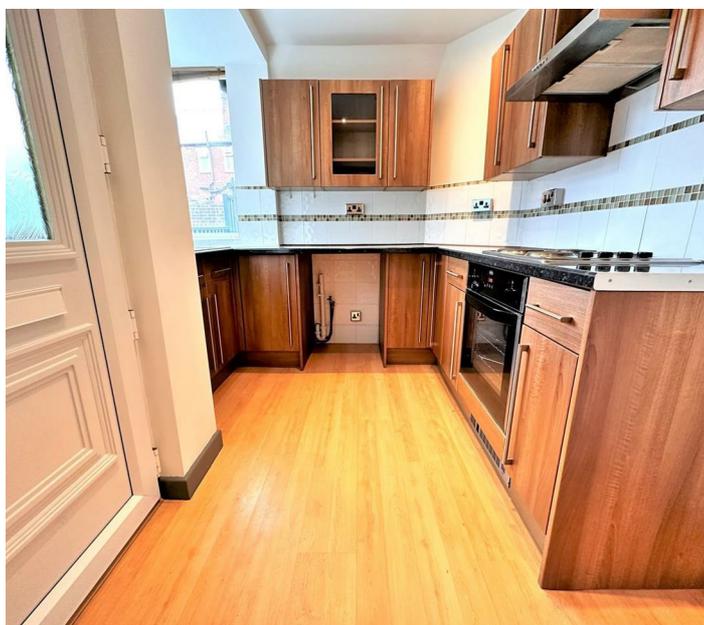
Entered via either the kitchen door or communal passage from the front of the property, the rear garden has; Two level painted wooden decking with railing and stairs; Surrounded by painted brick walls with privacy fencing;

FRONT GARDEN

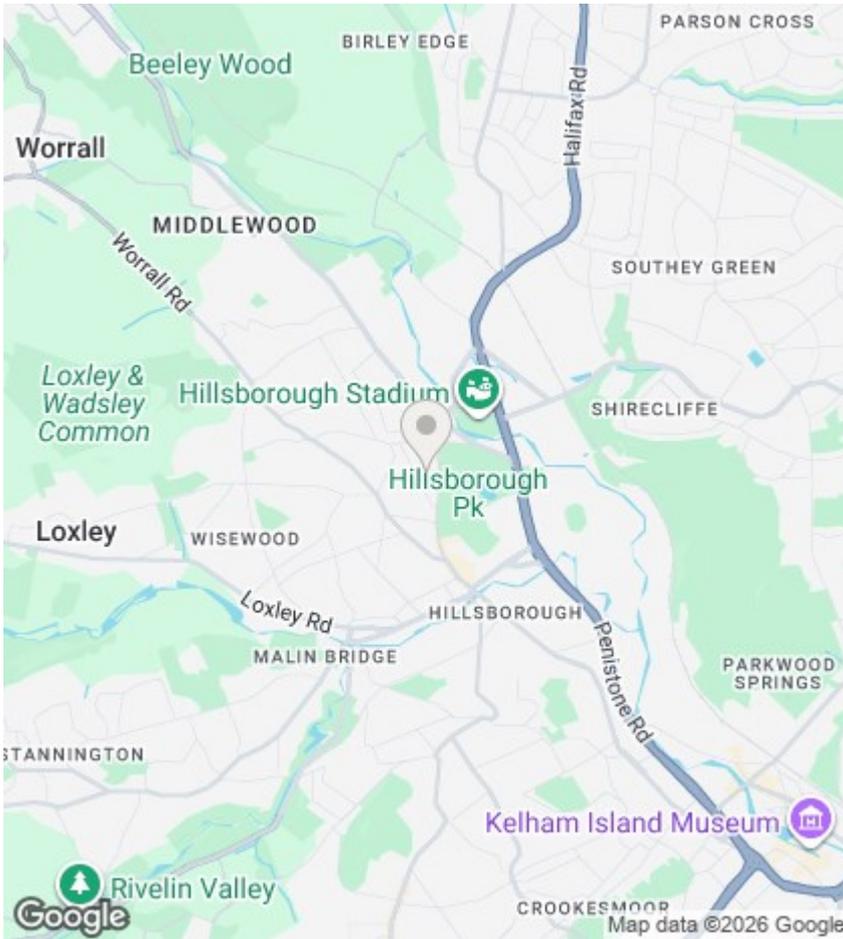
Having; Black metal railing and gate; Painted black concrete and stone exterior with 3 steps entering the building; Access to communal passage;

ADDITIONAL INFORMATION

None of the services or fittings have been tested and no warranties of any kind can be given; accordingly prospective purchasers should bear this in mind when formulating their offers. The seller does not include in the sale any furnishings, electrical/gas appliances (whether connected or not) or any other fixtures or fittings unless expressly mentioned in these particulars as forming part of the sale.







Directions

Viewings

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

EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			87
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	