



23 Oakfern Grove, High Green, Sheffield, S35 4DT

£800 PCM

- SPACIOUS TWO BEDROOM
- QUIET CUL DE SAC LOCATION
- RENT - £800PCM
- MODERN KITCHEN/DINER
- FRONT AND REAR GARDEN
- BOND - £923
- USEFUL UTILITY ROOM
- OFF ROAD PARKING
- COUNCIL TAX BAND A - £1,512.43

23 Oakfern Grove, Sheffield S35 4DT

This extended two bedroom mid terraced property is set in an attractive cul de sac position in a quiet residential area of High Green. The property briefly comprises of; Entrance hall; Large kitchen diner extension; Lounge with double doors to the rear garden; Useful utility room; Stairs rising to the first floor; Two bedrooms with built in storage and Shower room. To the outside and enclosed rear garden with laid lawn and decking area. To the front off road parking with a small laid lawn.



Council Tax Band: A



ENTRANCE

With a part glazed side entrance door giving access to the open plan hallway with; Solid oak flooring; Ceiling light; Solid door to under stairs storage and utility room; Two Georgian style doors opening to the lounge; A step leads down into the Kitchen diner;

KITCHEN DINER

16'10" x 7'5"

The kitchen is fitted with a good range of black gloss wall, base and drawer units; Wood effect roll top work surfaces with olive green gloss splash backs; Integrated fridge freezer, electric oven, four ring induction hob, with brushed steel splash back and Stainless Steel extractor fan; uPVC front and side facing double glazed windows; Single sink and drainer; Recessed ceiling spotlights; Central heating radiator; Solid oak flooring;

DINING AREA

The dining area has; Solid oak flooring; Space for table and chairs; Recessed ceiling spotlights;

UTILITY ROOM

6'9" x 4'0"

This useful area has; White gloss wall and base units with black roll top work surfaces; Recessed ceiling spotlights; Space and plumbing for under unit washing machine; uPVC double glazed window to the front elevation; Solid oak flooring;

LOUNGE

12'3" x 9'10"

This room has excellent natural light provided via two uPVC double glazed doors, which give access to the rear garden; Brand new carpet flooring; Central heating radiator;

BEDROOM ONE

10'5" x 8'10"

Double bedroom with; Built in storage; Carpet flooring; Central heating radiator; Recessed ceiling spotlights; uPVC double glazed window to the rear elevation;

BEDROOM TWO

9'1" x 7'11"

Bedroom two has; Built in shelf storage; Carpet flooring; Fittings for wall mounted TV; Ceiling light; Central heating radiator; Loft hatch access;

SHOWER ROOM

With; A large corner shower enclosure with sliding screen doors and wall mounted shower; Wash basin; Low level wc; Fully tiled walls and floor; Recessed ceiling spotlights; Heated towel rail;

LANDING

The landing area has; Solid doors to the two bedrooms and the shower room; Carpet flooring;

FRONT GARDEN

There is a drive providing off road parking and an open plan lawn area to the side. A path gives access to the shared passageway which leads to this and next doors rear garden;

REAR GARDEN

The enclosed rear garden has a decked entertaining area with three steps leading up to the lawn. There are fence borders to three sides.





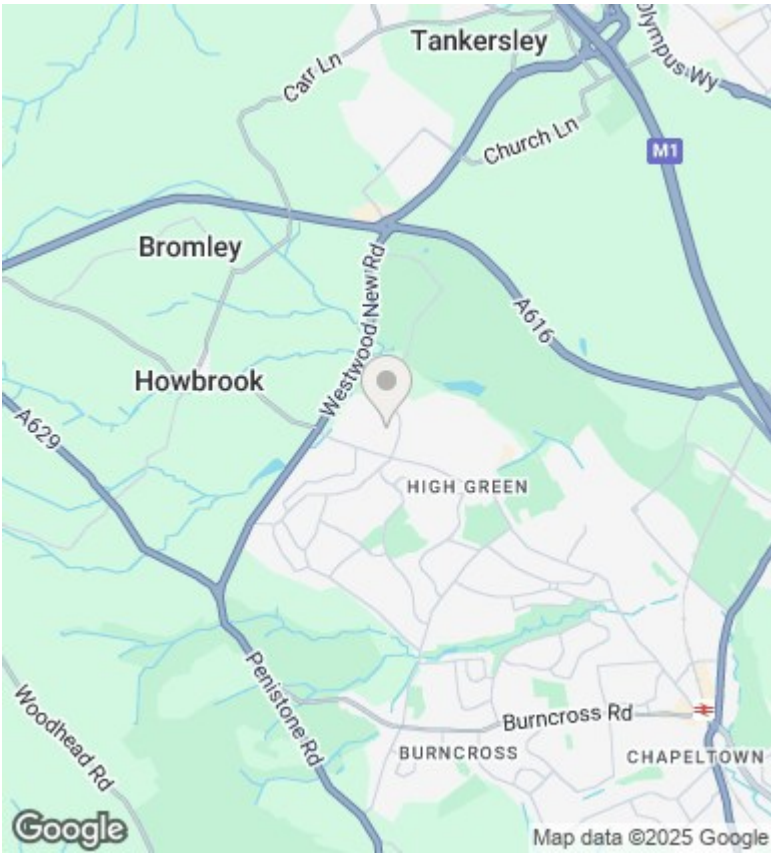
Directions

Viewings

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

Council Tax Band

A



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 