



Meadowside, Kirkedge Farm, High Bradfield S6

£1,200 Per Calendar Month

- NEWLY CONVERTED BARN CONVERSION
- TWO SPACIOUS DOUBLE BEDROOMS
- COUNTRYSIDE VIEWS
- SOUGHT AFTER RURAL LOCATION
- BOND - £1384
- HIGH FINISH THROUGHOUT
- BRAND NEW FITTED KITCHEN
- OFF ROAD PARKING
- RENT - £1200
- COUNCIL TAX BAND - TBC

Meadowside Kirkedge Road, Sheffield S6 6LJ

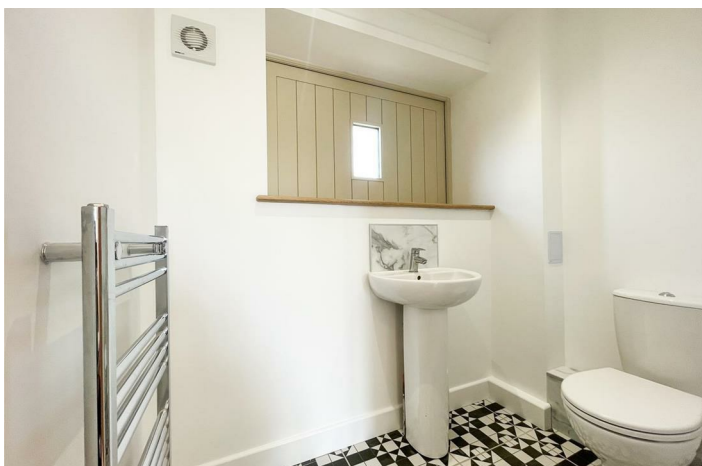
This newly converted barn conversion is ideally situated in Bradfield on the border of the Peak district and close to local schools. Benefiting from far reaching panoramic views of Sheffield and the surrounding countryside.

This beautiful barn conversion boasts an immaculate high style finish and comprises of: Entrance hall, Brand new fitted kitchen, Lounge, Downstairs wc, Stairs leading to first floor, Two double bedrooms and Bathroom.

To the outside a communal gated courtyard provides off road parking. Laid lawn to the rear which attaches to the neighbouring farmers fields.



Council Tax Band: New Build



ENTRANCE HALL

Entered via glazed uPVC door with glazed window to one side; With; Solid doors leading to kitchen, lounge, downstairs wc and under stairs storage cupboard; Stairs rising to first floor; Integrated matt with remaining wooden floors; Central heating radiator; Freshly painted walls; Ceiling light point;

KITCHEN

Brand new fitted kitchen benefiting from; A good range of base, wall and draw units; Integrated electric oven; Four ring induction hob with extractor fan above; Integrated sink, drainer and tap; Marble effect worktop and splashback; Space for free standing fridge/freezer; Space & plumbing for freestanding washing machine; Front facing floor to ceiling double glazed uPVC window; Double glazed uPVC side access door; Wooden floors; Vertical central heating radiator; Freshly painted walls; Spot lights;

LOUNGE

Having; Double glazed window to the rear elevation with country side views; Central heating radiator; Freshly painted walls; Ceiling light point;

DOWNSTAIRS WC

Comprising of; WC; Single sink with mixer tap; Marble effect splashback; Vertical heated towel rail; Tiled floors; Rear facing uPVC double glazed window; Freshly painted walls; Ceiling light point; Extractor fan;

STAIRS & LANDING

Wooden stairs and banister leading to first floor; Solid doors accessing double bedrooms and bathroom; Central heating radiator; Freshly painted walls; Ceiling light point;

BEDROOM ONE

Large double bedroom; With; Two front uPVC double glazed windows to the front and side elevations; Wooden floors; Central heating radiator; Freshly painted walls; Ceiling light point;

BEDROOM TWO

Double bedroom; Having; uPVC double glazed circle window to the rear elevation; Wooden floors; Central heating radiator; Freshly painted walls; Ceiling light point;

BATHROOM

Family bathroom comprising of; Double shower with

glass screen door; WC and wash basin; Panelled walls to wet areas; Remaining freshly painted walls; Vertical heated towel rail; Tiled flooring; Spotlights; Extractor fan;

OUTSIDE

Stone slabbed path leads to laid lawn rear garden with wooden fence surround which backs on to neighbouring farmers fields.

To the front a communal gated court yard provides off road parking.








Directions

Viewings

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

EPC Rating:

| 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  | |