



234 The Common, Ecclesfield, Sheffield, S35 9WN

£850 Per Calendar Month

- RECENTLY FURNISHED TWO BEDROOM HOME
- BRAND NEW MODERN FITTED KITCHEN
- CLOSE TO LOCAL AMENITIES & PARK
- RENT - £850
- COUNCIL TAX BAND B - £1788.28
- SPACIOUS ROOMS THROUGHOUT
- SOUGHT AFTER LOCATION
- GREAT ROAD LINKS & MOTORWAY ACCESS
- BOND - £980

234 The Common, Sheffield S35 9WN

This newly refurbed two bedroom home is located in the sought after area of Ecclesfield, S35. With great road and public transport links to Meadowhall and easy Motorway access. Having Ecclesfield Park and local amenities such as Aldi and Morrisons within short walking distance. Benefiting from brand new modern kitchen, flooring and freshly painted walls throughout.

The property briefly comprises of; Large lounge; Dining room; Brand new modern kitchen; Conservatory; Stairs to first floor landing; Two spacious double bedroom and Bathroom.

To the outside the property benefits from an easily maintained gardens.



Council Tax Band: B



LOUNGE

Large lounge accessed via part glazed uPVC door; Benefiting from; Front facing uPVC double glazed window; Brand new carpet flooring; Decorative red brick fireplace; Central heating radiator; Freshly painted walls; Ceiling light point; Open arch entering dining area;

DINING ROOM

Open plan kitchen and lounge with the dining area in the centre; Having; Brand new carpet flooring; Solid door accessing useful built in under stairs storage; Central heating radiator; Freshly painted walls; Ceiling light point; Open arch entering the kitchen;

KITCHEN

Brand new fitted kitchen; With; A good range of modern wall, base and drawer units; Integrated four ring induction hob and electric oven with extractor hood above; Wooden worktops; Integrated stainless steel sink and drainer with mixer tap; Cupboard housing the boiler; Space for washing machine and free standing fridge/freezer; Space for dining room table and chairs; Rear facing window through to the conservatory; Wood effect vinyl flooring; Central heating radiator; Freshly painted walls; Ceiling light point; Solid door accessing conservatory; Stairs rising to first floor;

CONSERVATORY

Part glazed uPVC door providing access to the rear garden; uPVC windows surround; Remaining painted walls; Wood effect vinyl flooring;

STAIRS RISING TO FIRST FLOOR

BEDROOM ONE

A small step down into the spacious double bedroom; Having; uPVC double glazed window to the rear elevation with views over Ecclesfield park; Brand new carpet flooring; Central heating radiator; Freshly painted walls; Ceiling light point;

BEDROOM TWO

Another spacious double bedroom; With; Front facing uPVC double glazed window, Brand new carpet flooring; Central heating radiator; Freshly painted walls; Ceiling light point;

BATHROOM

Comprising of; Large shower with glass screen door; Wc

and wash basin set into vanity unit; Tiled walls to wet areas; Remaining painted walls; Solid door to built in storage cupboard; Central heating radiator; Ceiling light point;

STAIRS AND LANDING

With; Brand new carpet flooring; Freshly painted walls; Ceiling light point; Solid doors accessing both double bedrooms and bathroom;

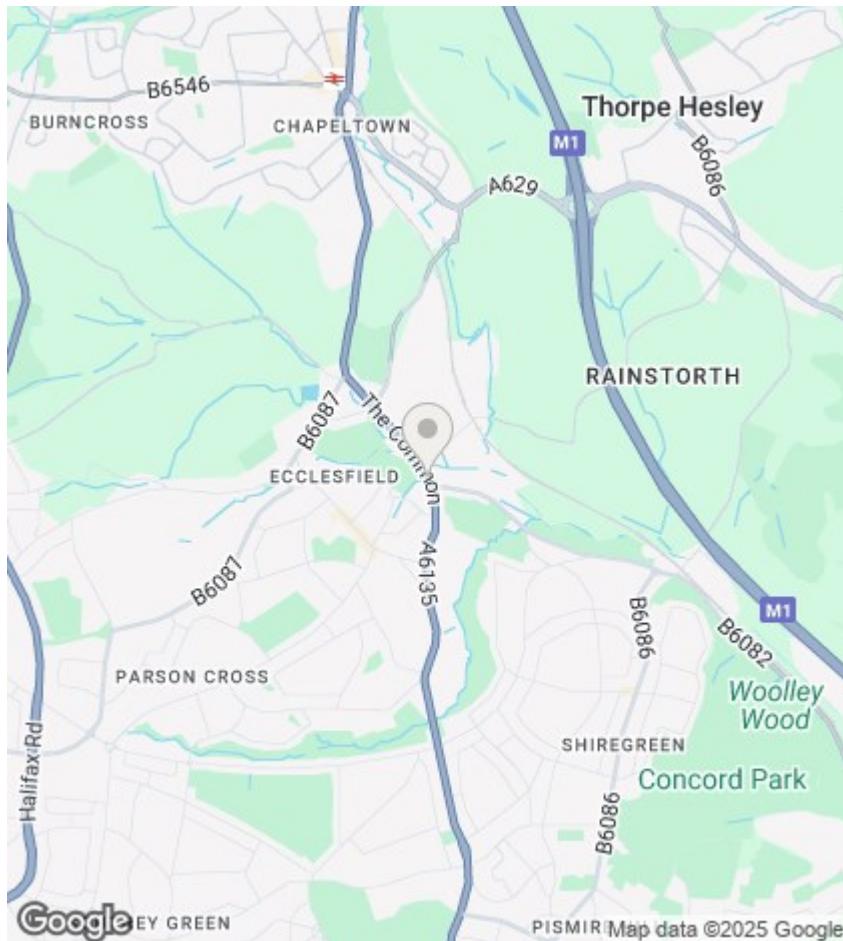
OUTSIDE

Easily maintained garden to the rear which provides easy access to Ecclesfield Park & Car Park. Stone wall surround and paved pathway leads to the conservatory and small outhouse.

To the front a small patio with a stone wall surround.







Directions

Viewings

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

EPC Rating:

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