



49 Dugdale Road, Sheffield, South Yorkshire, S5 9NY

£850 PCM

- NEWLY RENOVATED FAMILY HOME
- BRAND NEW FITTED KITCHEN
- SPACIOUS ROOMS THROUGHOUT
- CLOSE TO LOCAL AMENITIES
- BOND - £980
- THREE LARGE DOUBLE BEDROOMS
- LARGE LOUNGE
- ENCLOSED FRONT AND REAR GARDENS
- RENT - £850
- COUNCIL TAX BAND A - £1,589.38



# 49 Dugdale Road, Sheffield S5 9NY

This newly renovated three bedroom property benefits from a brand new fitted kitchen, freshly painted walls and brand new carpets throughout.

Having spacious rooms and plenty of storage this very well presented family home briefly comprises of; Entrance porch, Entrance hall, Large lounge; Modern fitted kitchen/diner, Lobby, Downstairs wc, Stairs rising to first floor landing, Three double bedrooms, Family bathroom, Enclosed front and rear gardens.



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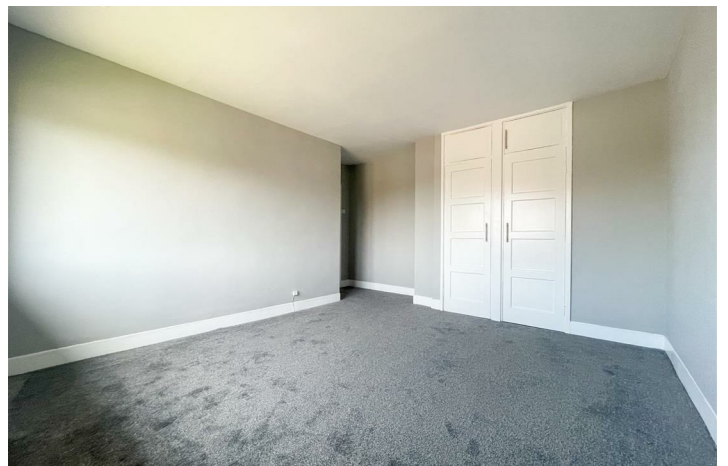
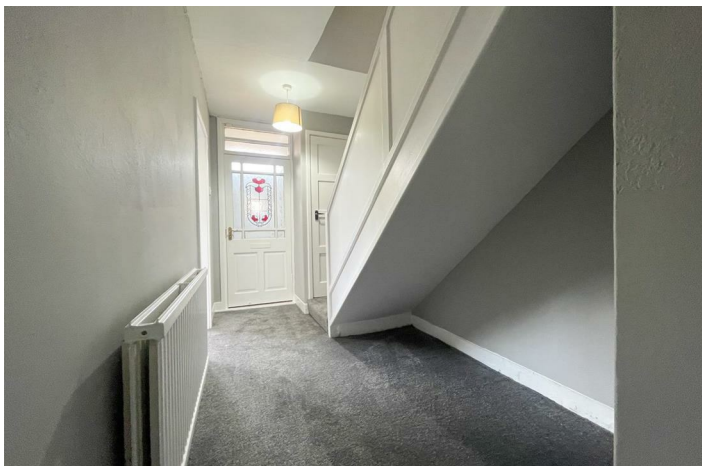


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Council Tax Band: A



## **ENTRANCE PORCH**

Brand new Upvc door and side panels access entrance porch; Carpet flooring; Painted walls; Wooden obscure glazed entrance door then leads into the hallway;

## **ENTRANCE HALL**

With; New carpet flooring; Central heating radiator; Freshly painted walls; Ceiling light point; Solid doors to the lounge, dining kitchen and useful storage cupboards; Stairs rising to first floor;

## **LOUNGE**

14'8" x 13'2"

A good sized lounge with; One large and one smaller uPVC double glazed window to the front elevation; New carpets; Double central heating radiator; Freshly painted walls; Ceiling light point;

## **KITCHEN DINER**

13'2" x 8'11"

The new kitchen has been fitted with a good range of modern wall, base and drawer units; Black sleek work tops and splash backs; Integrated electric oven, four ring induction hob with extractor fan above; Stainless steel 1 1/2 sink and drainer with mixer tap; Space and plumbing for washing machine; Space for upright fridge freezer fitted into a recess (Gifted); Double central heating radiator; Large uPVC double glazed window to the rear elevation; Ceiling light point; Wood effect vinyl flooring; Part glazed door to the rear lobby and downstairs wc;

## **LOBBY**

The small entrance lobby off the kitchen has; Vinyl flooring; An obscure glazed internal window; uPVC entrance door to the rear garden; Solid door to the downstairs wc;

## **DOWNSTAIRS WC**

With; Low level wc with wall mounted cistern and flush; Obscure glazed window to the rear elevation;

## **BEDROOM ONE**

12'10" x 11'9"

Larger than your average double bedroom; With; uPVC double glazed windows to the front elevation; Two solid doors to built in storage; New carpet flooring; Central heating radiator; Freshly painted walls; Ceiling light point;

## **BEDROOM TWO**

14'6" x 8'11"

Another decent sized double bedroom; Having; Rear facing uPVC double glazed window; Solid door to built in storage; New carpet flooring; Freshly painted walls; Central heating radiator; Ceiling light point;

## **BEDROOM THREE**

10'11" x 10'0"

A further excellent sized double bedroom with; uPVC double glazed window to the front elevation; New carpet flooring; Central heating radiator; Freshly painted walls; Ceiling light point;

## **FAMILY BATHROOM**

Three piece white suite comprising of; Bath with wall mounted electric shower and side screen door; Basin and wc set into a vanity unit; Fully tiled walls; Wood effect vinyl flooring; Obscure uPVC double glazed window to the rear elevation; Central heating radiator; Ceiling light point;

## **LANDING & STAIRS**

Fitted with new carpets the landing and stairs have; White painted balustrade and hand rail; Solid doors to all bedrooms and bathroom; Loft hatch access;

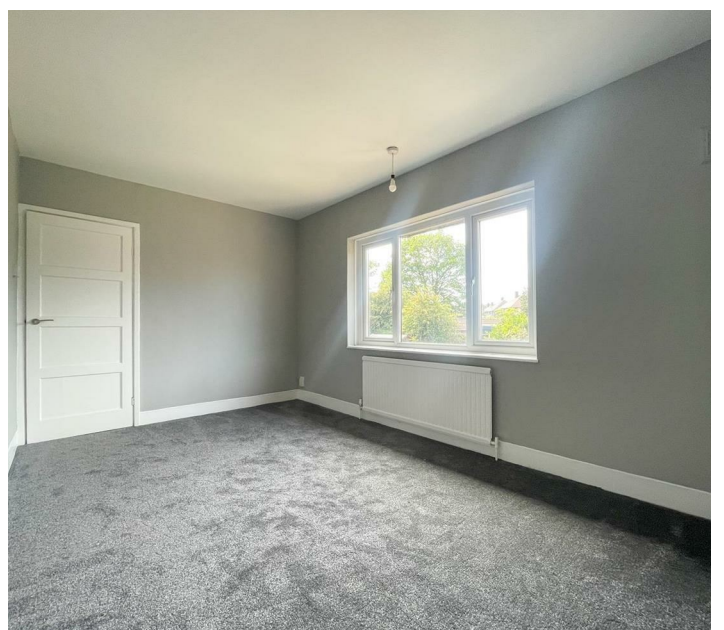
## **FRONT GARDEN**

The front garden is lawned and is enclosed by hedging. A communal path leads to the front door and to the rear access.

## **REAR GARDEN**

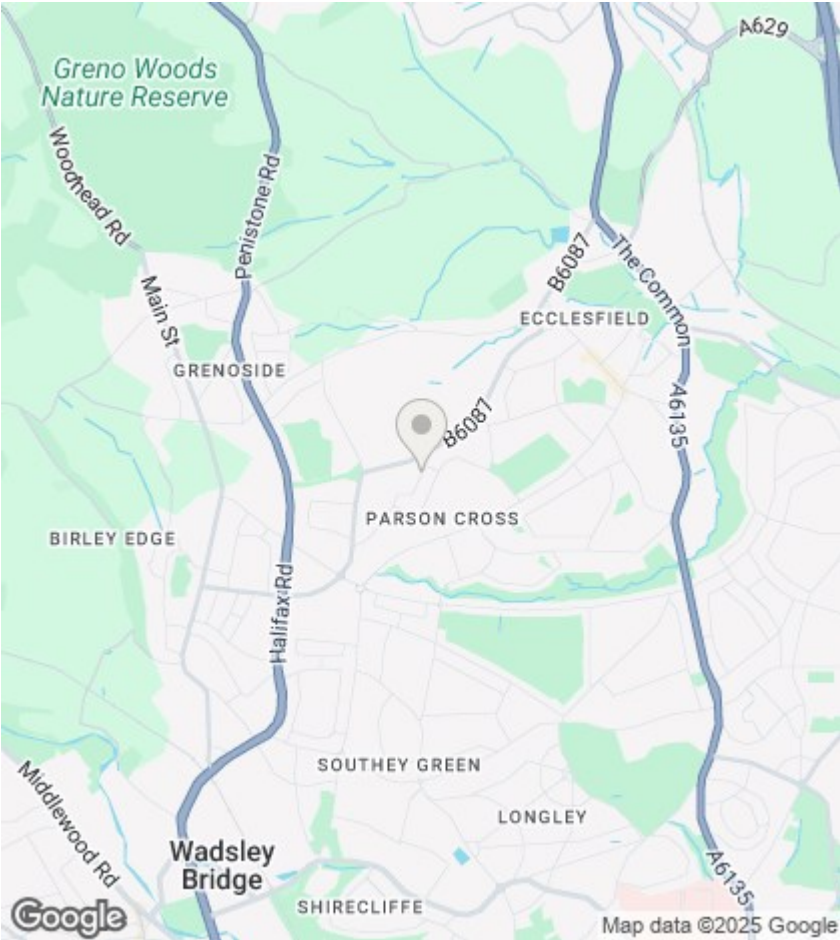
The rear garden has a concrete patio which lead to two out buildings. Step leads onto predominantly laid lawn and paved patio with wooden fence surround.











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		
(69-80) C		69
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC