



**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

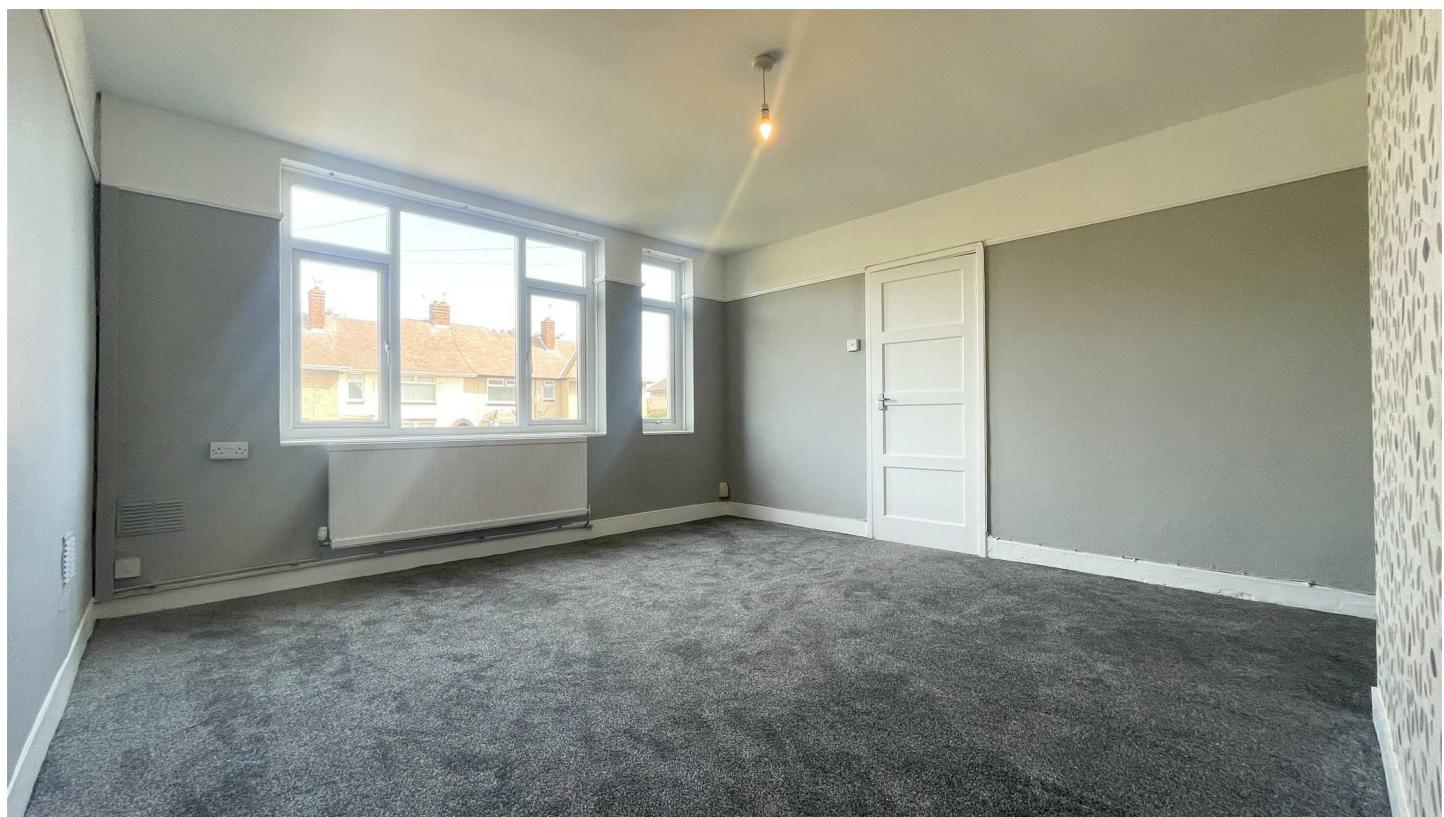
# 49 Dugdale Road, Sheffield S5 9NY

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.



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**

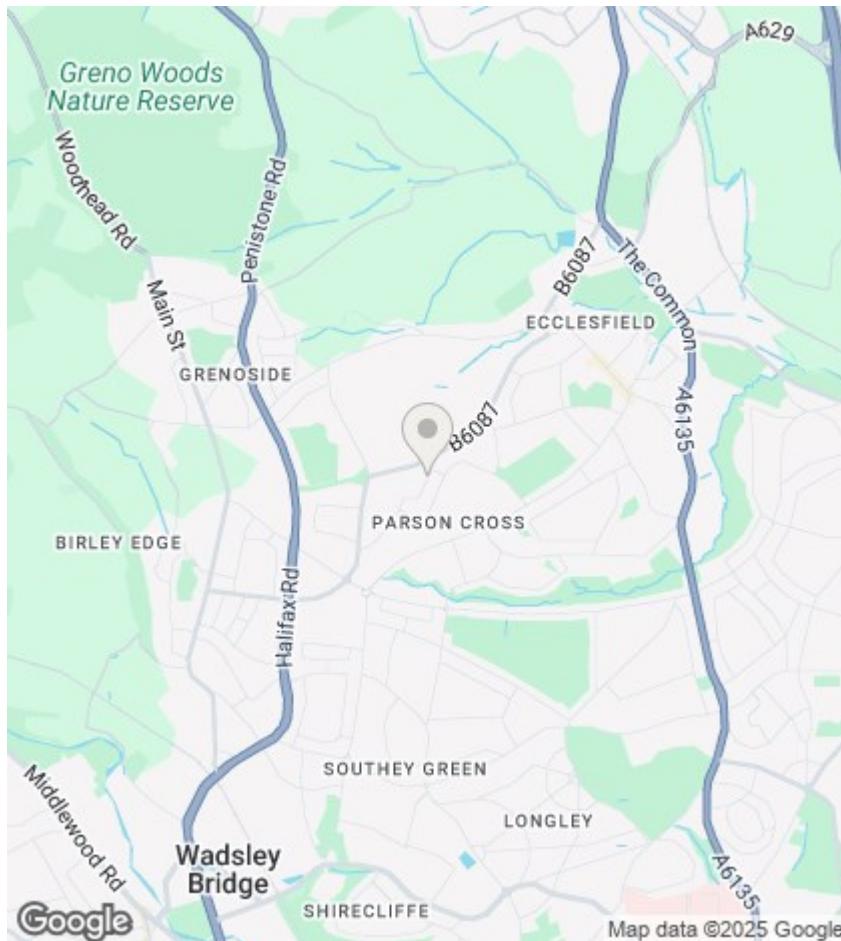
The front garden is lawned and is enclosed by hedging. A communal path leads to the front door and to the rear access.

## **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		
(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