

## 148 The Circle, Sheffield, S2 1QJ

£1,000

- WELL PRESENTED NEW BUILD HOME
- MODERN FIXTURES AND FITTINGS THROUGHOUT
- LARGE GARDEN WITH DECKING AREA & LAID LAWN
- GREAT PUBLIC TRANSPORT LINKS
- BOND - £1153
- TWO SPACIOUS BEDROOMS
- PART FURNISHED
- OFF ROAD PARKING FOR MULTIPLE VEHICLES
- RENT - £1000
- COUNCIL TAX BAND A - £1,589.38



# 148 The Circle, Sheffield S2 1QJ

New to the rental market is this spacious part furnished two bed family home. Set on a new build estate and benefiting from modern fixtures and fittings throughout with integrated appliances.

This well presented property briefly comprises of; Entrance hall; Modern Kitchen/Diner; Lounge; Downstairs water closet; Stairs leading to the first floor landing; Two spacious double bedrooms; Good sized family bathroom; With plenty of useful built in storage throughout.

To the outside a large driveway provides off road parking for multiple vehicles and rear garden offers laid lawn, decking and patio area.



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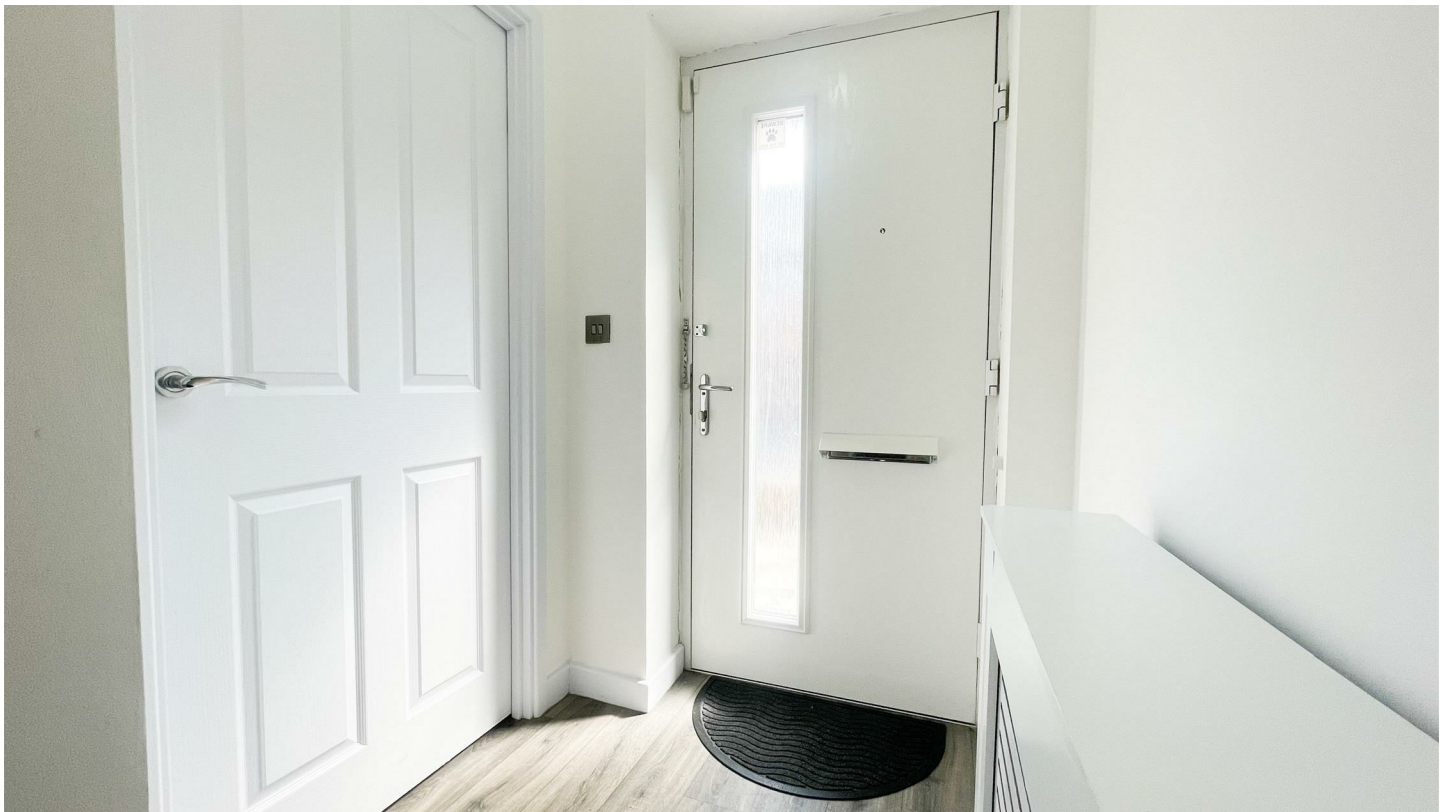
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Council Tax Band: A



## **ENTRANCE HALL**

Accessed via part obscure glazed front door; Having; Wood effect vinyl flooring; Central heating radiator; Painted walls; Ceiling light point Stairs risign to the first floor; Solid wooden door entering the kitchen/diner;

## **KITCHEN/DINER**

Well presented modern fitted kitchen; A good combination of sleek wall, draw and base units; Marble effect roll top; Integrated Fridge, freezer and washing machine; Integrated single electric oven with four ring gas hob and extractor fan above; Stainless steal sinks, drainer with mixer tap; Tiled flooring throughout; Large uPVC double glazed window to the front elevation; uPVC double glazed window to the side elevation; Ceiling light point above the dining area; Spot lights above the kitchen; Solid doors accessing large under stairs storage cupboard; Downstairs cloak room and Lounge; All furniture included

## **DOWNSTAIRS CLOAKROOM**

Spacious downstairs WC; With; Pedestal WC; Single hand wash basin; Tiles to wet areas; Wood effect vinyl flooring; Central heating radiaotr; Painted walls; Ceiling spot lights;

## **LOUNGE**

Having; Carpet flooring; Central heating radiator; Painted walls; Large uPVC double glazed door and windows to the rear accessing the garden; Ceiling light points; All furniture included;

## **STAIRS & LANDING**

Carpeted stairs and metal hand rail lead tot he first floor landing; With; Central heating radiator; Painted walls; Ceiling light pint; Solid doors accessing both bedrooms, bathroom and useful built in storage cupboard;

## **BEDROOM ONE**

Bright and spacious double bedroom; Having; Two front facing uPVC double glazed windows; Carpet flooring; Central heating radiator; Painted walls; Ceiling light point; All furniture included;

## **BEDROOM TWO**

Another spacious double bedroom; Benefiting from; uPVC double glazed window to the rear elevation; Useful built in wardrobes; Carpet flooring; Central heating radiator; Painted walls; Ceiling light point; All furniture included;

## **FAMILY BATHROOM**

Good sized family bathroom; Comprising of Panelled bath with wall mounted shower; Pedestal wc; Pedestal wash basin with mixer tap; Tiled walls to wet areas; Remaining painted walls; Tiled floors; Heated towel rail; Obscure side facing uPVC double glazed window; Tiled floors; Spot lights; Extractor fan;

## **REAR GARDEN**

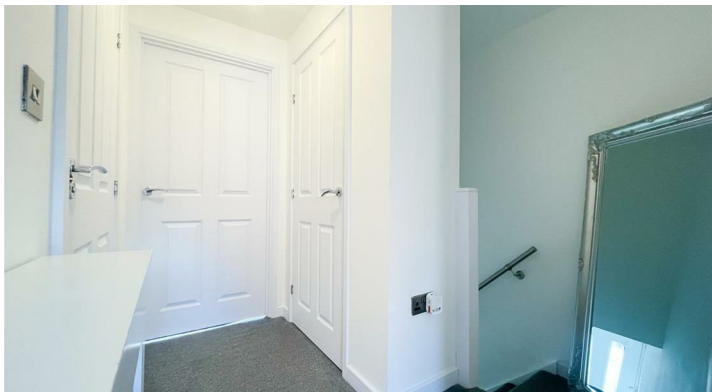
Large garden benefiting from; Paved patio; Large raised decking arear; Majority laid lawn; Brick walls and wooden fence surrounds with side gate access to driveway;

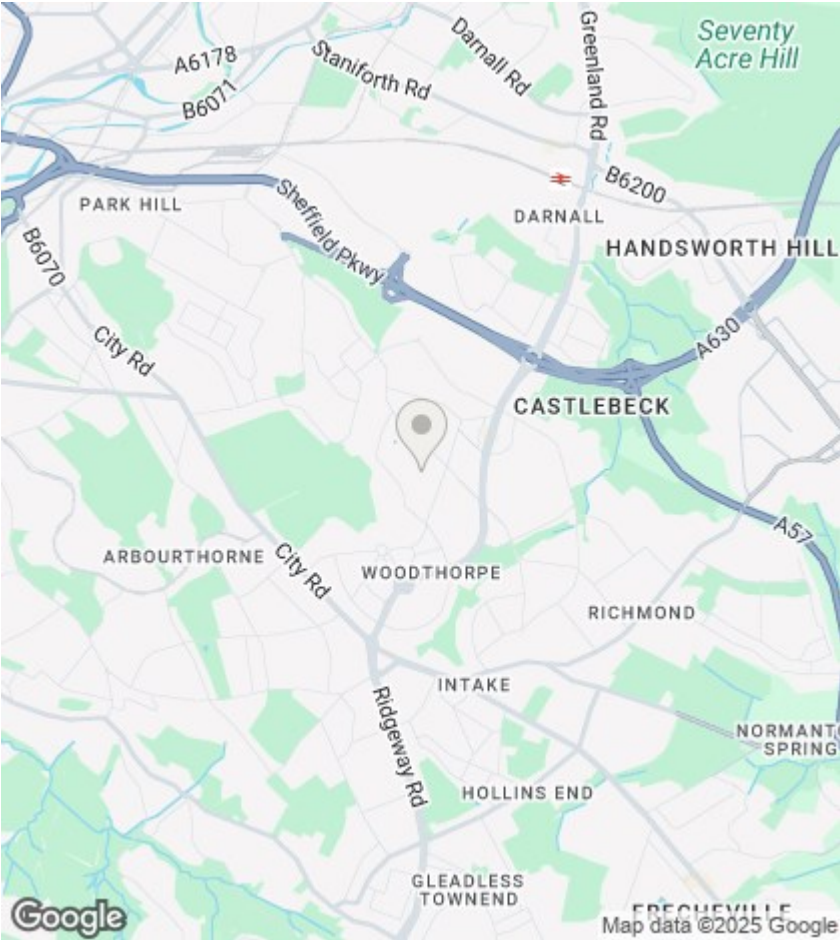
## **OUTSIDE**

To the front a large driveway provides of road parking for multiple vehicles; Paved patio with metal gate and railing leads to front door;









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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 