



Harborough Avenue, S2

£4,333 Per Calendar Month

- RARE OPPORTUNITY
- RECENTLY RENOVATED
- GREAT PUBLIC TRANSPORT LINKS
- OFF ROAD PARKING AND PLENTY OF ON ROAD PARKING
- BOND - £4999
- 10 BEDROOM ACCOMMODATION
- THREE BATHROOMS
- CLOSE TO LOCAL AMENITIES
- RENT - £4333PCM
- COUNCIL TAX BAND C

Harborough Avenue, S2

****RARE OPPORTUNITY**** This newly refurbished 10 bedroom home benefits from brand new fitted carpets and freshly painted walls throughout. Having a large open plan living space with modern fitted kitchen/diner & lounge and three bathrooms. To the outside a rear garden and garage ideal for storage. Off road parking for one vehicle however plenty of on road parking and great public transport links into the city centre. Close to local amenities and near by local parks.

The property briefly comprises of; Entrance hall; Bedroom one, Bathroom one; Inner hallway; Office; Bedroom two; Open plan living space including kitchen, diner & lounge; Corridor; Downstairs wc; Bedroom three, four, five & six; Family bathroom; Stairs and landing; Bathroom three; Bedroom seven, bedroom eight; Inner hallway; Bedroom nine; Bedroom ten.
To the outside gravelled arears with paved paths and garage. To the rear a large laid lawn with mature shrubs.



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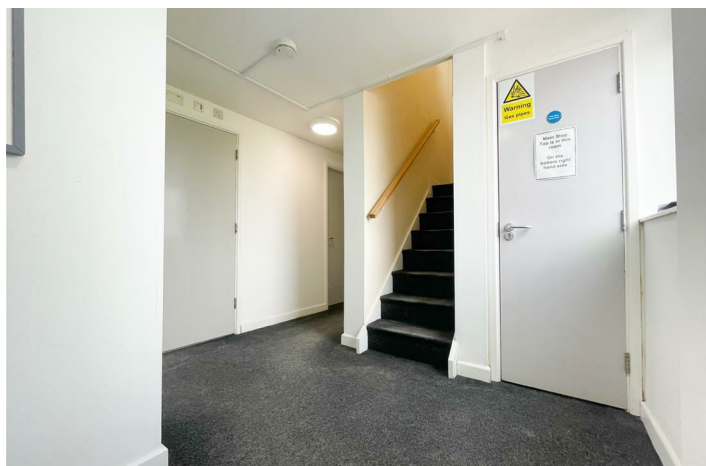


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C

Council Tax Band: C



ENTRANCE HALL

This bright entry way is entered via a solid wooden door; Having; Brand new fitted carpets; Freshly painted walls; Front facing uPVC double glazed windows; Ceiling light points; Stairs rising to first floor; Solid doors accessing downstairs bedrooms, bathroom, under stairs storage cupboard and open plan living space;

BEDROOM ONE

Double bedroom having; Carpet flooring; Front and side facing uPVC double glazed windows; Central heating radiator; Freshly painted walls; Ceiling light point;

BATHROOM ONE

Modern bathroom; Comprising of; Panelled bath with wall mounted electric shower and shower curtain; Pedestal wc; Hand wash basin; Fully tiled walls and floors; Central heating radiator; Ceiling light point; Extractor fan;

INNER HALLWAY

Brand new fitted carpet; Freshly painted walls; Ceiling light point; Solid doors to office and bedroom two;

OFFICE

Ideal for storage or as an office; This space includes; Brand new fitted carpets; Central heating radiator; Built in shelving; Freshly painted walls; Ceiling light point;

BEDROOM TWO

Double bedroom; With; Brand new fitted carpet; Built in shelving; Side facing uPVC double glazed window; Central heating radiator; Freshly painted walls; Ceiling light point;

OPEN PLAN LIVING SPACE

Kitchen - A good combination of modern wooden wall, base and draw units; Black marble effect worktop; Two integrated stainless steel sinks, drainers and taps; White tiled splashback; Large freestanding three door electric oven with five ring gas hob and extractor fan above Freestanding washing machine; fridge and fridge/freezer; ; Wood effect vinyl flooring; uPVC double glazed windows to the front and side elevations; Freshly painted walls; Ceiling light point;

Dining area - Wood effect vinyl flooring; Central heating radiator; Built in shelving; Wooden base cupboards with black marble effect worktop; Freshly painted walls;

Ceiling light point; Solid door accessing garden; Part glazed door accessing rear hallway;

Lounge - Open archway into lounge area; Brand new fitted carpets; Central heating radiator; Freshly painted walls; Ceiling light point; Solid door accessing entrance hallway;

HALLWAY

Brand new fitted carpet; Freshly painted walls; Ceiling light points and sky lights; Solid doors accessing all further downstairs bedrooms and Wc; Part obscure glazed door to side garden;

DOWNSTAIRS WC

Pedestal wc; Hand wash basin; Central heating radiator; Obscure upvc double glazed window to the side elevation; Freshly painted walls; Ceiling light point;

BEDROOM THREE

Brand new carpet flooring; Freshly painted walls; uPVC double glazed window to the rear elevation; Central heating radiator; Ceiling light point;

BEDROOM FOUR

Brand new carpet flooring; Freshly painted walls; uPVC double glazed window to the rear elevation; Central heating radiator; Ceiling light point;

BEDROOM FIVE

Brand new carpet flooring; Freshly painted walls; uPVC double glazed window to the rear elevation; Central heating radiator; Ceiling light point;

BEDROOM SIX

Brand new carpet flooring; Freshly painted walls; uPVC double glazed window to the rear elevation; Central heating radiator; Ceiling light point;

BATHROOM TWO

Modern bathroom; Comprising of; Shower with glass screen door and wall mounted electric shower; Pedestal wc and sink with mixer tap; Sleek marble effect tiles to wet areas; Remaining painted walls; Heated towel rack; Rear facing uPVC double glazed window; Ceiling light point; Extractor fan;

STAIRS & LANDING

Bright and spacious landing; Carpeted flooring; Freshly

painted walls; Wooden handrail; Large front facing uPVC double glazed window; Central heating radiator; Wall light; Ceiling light point; Solid doors accessing bedrooms, bathroom, storage cupboard and inner hallway to further bedrooms;

BEDROOM SEVEN

Double bedroom; With; Brand new carpet flooring; Freshly painted walls; uPVC double glazed window to the front and side elevations; Central heating radiator; Ceiling light point;

BEDROOM EIGHT

Double bedroom; Having; Brand new carpet flooring; Freshly painted walls; uPVC double glazed window to the rear elevation; Central heating radiator; Ceiling light point;

BATHROOM THREE

INNER HALLWAY

Brand new fitted carpet; Freshly painted walls; Ceiling light point; Solid doors to bedroom nine and ten;

BEDROOM NINE

Brand new carpet flooring; Freshly painted walls; uPVC double glazed window to the rear elevation; Central heating radiator; Ceiling light point;

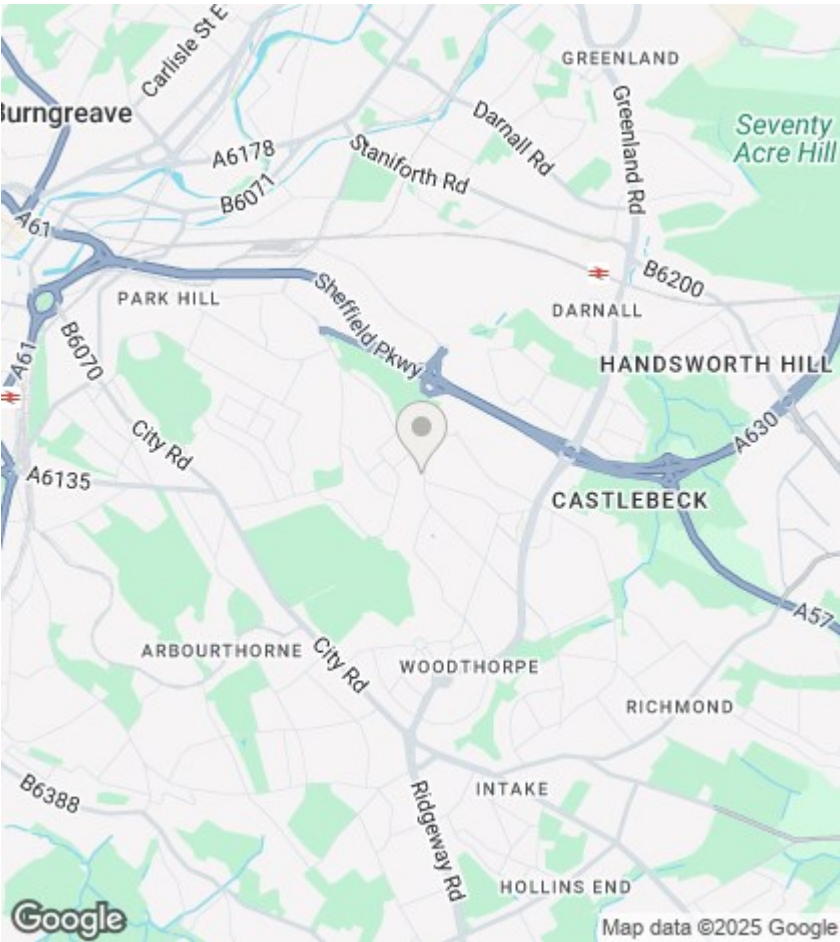
BEDROOM TEN

OUTSIDE

To the outside a gravelled front garden with paved pathways lead to the entrance and garage; Off road parking for one vehicle; To the rear gravelled pathways and large laid lawn with mature shrubs and trees.







Directions

Viewings

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

EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	
(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