



## Kirk Edge Farm Bradfield, Sheffield, S6 6LJ

£1,600 Per Calendar Month

- SPACIOUS THREE BED FARM HOUSE
- BRAND NEW MODERN KITCHEN & BATHROOMS
- AMAZING COUNTRYSIDE VIEWS
- RENT - £1600
- COUNCIL TAX BAND D - £2311.39
- NEWLY RENOVATED TO A HIGH STANDARD
- LARGE GARDEN
- OFF ROAD PARKING
- BOND - £1846
- PHOTOS COMING SOON

# Kirk Edge Farm , Sheffield S6 6LJ

This newly renovated three bedroom farmhouse benefits from a brand new modern kitchen, utility room and bathrooms. New flooring and freshly painted walls throughout. To the outside a spacious garden and off road parking. Situated in the sought after location of Bradfield with breath taking countryside views.

The property briefly comprises of Entrance porch/Utility, Kitchen/Diner, Hallway, Lounge, Downstairs wc; Stairs to first floor landing, Three good sized bedrooms with an En- suite and family bathroom. To the outside a tarmacked driveway offers off road parking and a rear garden with paved patio and large laid lawn.



Council Tax Band: D

## **ENTRANCE PORCH/ UTILITY ROOM**

Entered via part glazed uPVC door; Having; Windows to the front and side elevations; Tiled flooring; Base units with space and plumbing for washing machine and dryer; Marble effect worktop with integrated sinks, brainer and tap; Freshly painted walls; Spot lights; Solid door leading to kitchen;

## **KITCHEN / DINER**

Brand new fitted kitchen with a good range of cream wall base and draw units; Cohesive marble effect worktop and splash back; Integrated two door electric oven; Four ring induction hob with extractor fan above; Stainless steel sinks, drainer and tap; Space for free standing fridge/freezer; Space and plumbing for dishwasher; Front and rear facing uPVC double glazed windows; Tiled flooring; Central heating radiator; Freshly painted walls; Spot lights; Solid door to hallway;

## **HALLWAY**

With; Wooden flooring; Central heating radiator; Cupboard housing the boiler and marble worktop; Freshly painted walls; Ceiling light points; Solid doors accessing downstairs wc and lounge; Raised step leading to obscure glazed uPVC door accessing rear garden; Wooden stairs case leading to the first floor landing;

## **DOWNSTAIRS WC**

Having; Pedestal wc; sink set into vanity unit; Tiled flooring; Central heating radiator; Painted walls; Ceiling light point; Extractor fan;

## **LOUNGE**

Comprising of; Brand new wooden flooring; Central heating radiator; Front facing uPVC double glazed window; Freshly painted walls; Ceiling light point;

## **STAIRS & LANDING**

Carpeted stairs rising to the first floor; uPVC double glazed window to the rear elevation; Central heating radiator; Freshly painted walls; Ceiling light points; Solid doors leading to all bedrooms and bathroom;

## **BEDROOM ONE**

Spacious double bedroom; Benefiting from; Front facing uPVC double glazed window with amazing country side views; Carpet flooring; Central heating radiator; Freshly painted walls; Ceiling light point; Solid wooden sliding pocket door to En-suite;

## **EN-SUITE**

Modern En-suite; With; Shower with and glass screen door; Pedestal WC and sink; Marble effect panelled walls to wet areas; Remaining painted walls; Vertical heated towel rack; Tiled floors; Extractor fan; Spot lights;

## **BEDROOM TWO**

Another spacious double bedroom; Having; Front facing uPVC double glazed window with amazing country side views; Carpet flooring; Central heating radiator; Freshly painted walls; Ceiling light point;

## **BEDROOM THREE**

Single bedroom; With; Built in storage cupboard; uPVC double glazed window to the rear elevation; Carpet flooring; Central heating radiator; Freshly painted walls; Ceiling light point;

## **FAMILY BATHROOM**

Brand new three piece suite comprising of; Panelled bath with wall mounted shower and glass screen, Pedestal WC and sink; Marble effect panelled walls to wet areas; Remaining painted walls; Vertical heated towel rack; uPVC double glazed window to rear elevation; Tiled floors; Extractor fan; Spot lights;

## **REAR GARDEN**

A spacious garden which includes; Patio area; Large laid lawn; Mature shrubs and trees; Stone wall surround and fenced border;

## **OUTSIDE**

Communal tarmacked driveway leads to off road parking and properties entrance;







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) 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 	