



18B Hawthorn Road, Sheffield, S6 4LH

£895 Per Calendar Month

- FULLY & THOUGHTFULLY REFURBISHED HOME
- NEW FIXTURES & FITTINGS THROUGHOUT
- OUTDOOR SEATING AREA
- RENT - £895PCM
- COUNCIL TAX BAND A - £1,593
- BRAND NEW KITCHEN & BATHROOM
- UNIQUE CURVED OPEN PLAN LIVING SPACE
- GREAT PUBLIC TRANSPORT LINKS
- BOND £1032
- EPC RATING C

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This thoughtfully and fully refurbished home has been given a new lease of life and provides ideal accommodation for professional singles or couples. It benefits from a brand new fitted kitchen and bathroom with modern fixtures and fittings, freshly painted walls and brand new windows, doors & flooring throughout.

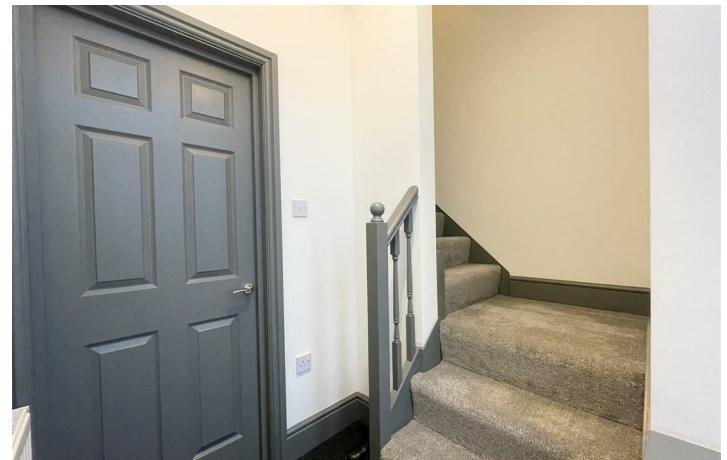
Ideally situated on the corner of Hawthorn Road, Hillsborough, S6, the property offers excellent public transport links and is close to local amenities.

The property briefly comprises: entrance, open-plan living space with a modern kitchen, a unique curved lounge, stairs rising to the first-floor landing, two good-sized bedrooms, and a newly fitted shower room.

The property also benefits from a small enclosed outdoor seating area to the front, providing gated access and an ideal spot for potted plants.



Council Tax Band: A



ENTRANCE

A welcoming entrance accessed via a part-obscure glazed uPVC door and window. The hallway benefits from carpet flooring, freshly painted walls, a central heating radiator and a ceiling light point. Stairs lead to the first-floor landing and a solid door provides access to the open-plan living space.

KITCHEN DINING AREA

A brand new modern fitted kitchen offering a good range of sleek white base, wall, and drawer units. The kitchen is complemented by a concrete-effect worktop and breakfast bar, which cleverly divides the open-plan space, along with a slate-effect splashback.

Lighting has been thoughtfully designed, featuring over-unit spotlights, under-unit LED strip lighting, and three overhead pendant lights above the breakfast bar. The kitchen includes a stainless steel sink with drainer and tap, an integrated oven, a four-ring induction hob with metal splashback and extractor fan above. There is space for a freestanding fridge/freezer, along with space and plumbing for a washing machine.

Additional features include wood-effect laminate flooring, a central heating radiator, and a cupboard housing the brand new boiler. Freshly painted walls and a solid door leads to a large useful under-stairs walk in cupboard with access to the cellar which is ideal for further storage.

LOUNGE

The unique curved lounge benefits from freshly painted walls and brand new carpet flooring. There are three uPVC double-glazed windows to the front elevation, all fitted with blinds, along with a central heating radiator and ceiling light point.

STAIRS TO FIRST FLOOR

Carpeted stairs with freshly painted walls and a metal handrail lead to the first floor landing. Having a ceiling light point and solid doors providing access to both bedrooms and the bathroom.

BEDROOM ONE

A generously sized double bedroom benefiting from uPVC double-glazed window to the front elevation freshly painted walls, brand new carpet flooring, a central heating radiator and a ceiling light point.

BEDROOM TWO

A versatile room which could be utilised as a single bedroom or home office. The room features a front facing uPVC double-glazed window. With brand new carpet flooring, freshly painted walls, a central-heating radiator and a ceiling light point.

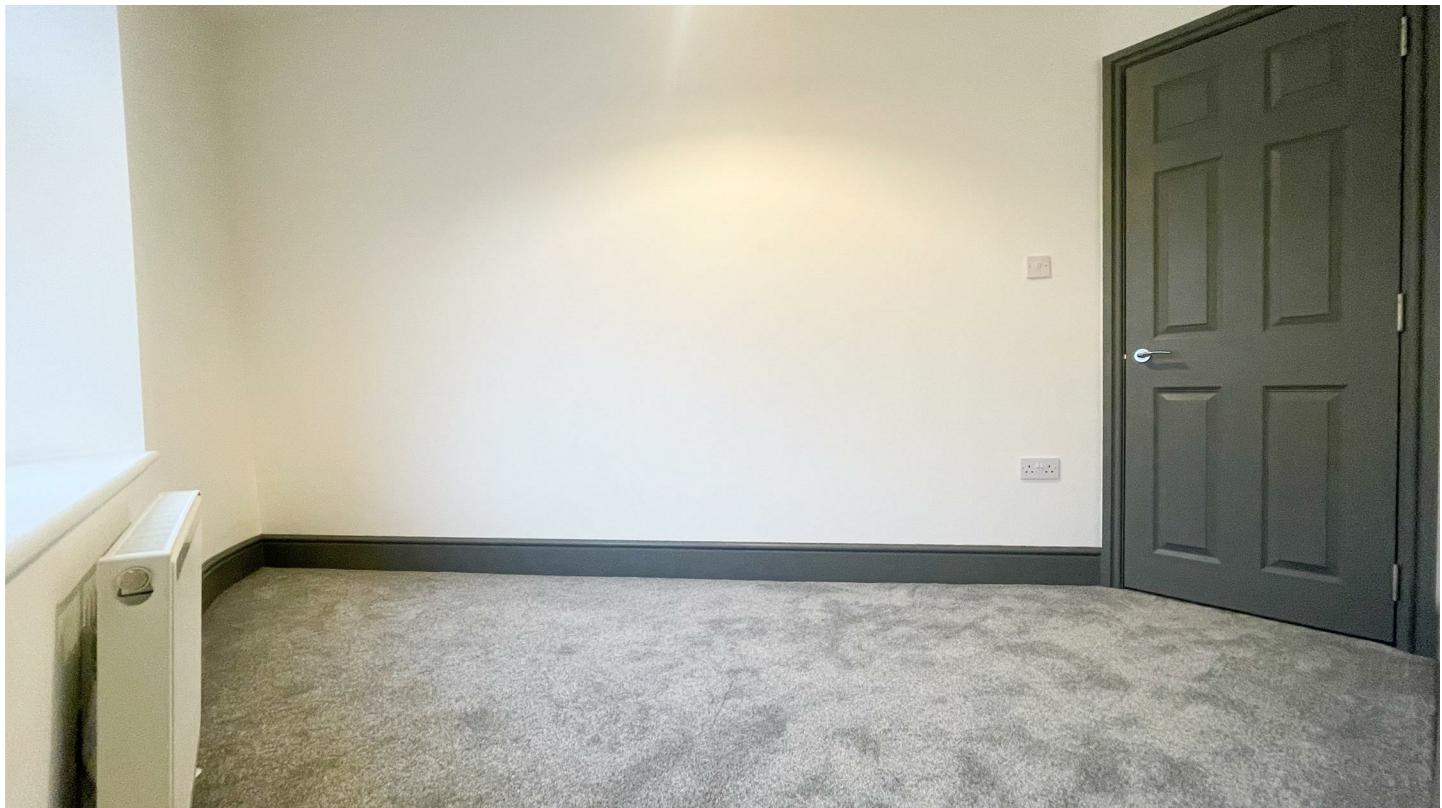
SHOWER ROOM

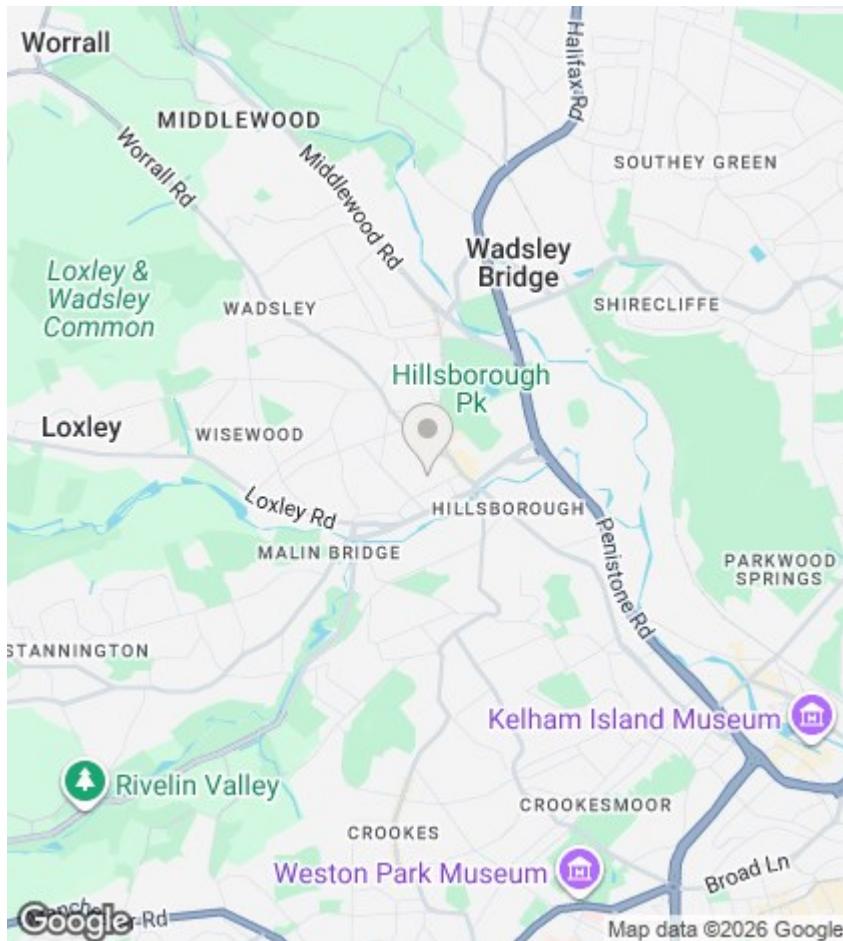
A brand new fitted bathroom featuring a shower enclosure with glass screen door, pedestal WC, and wash basin set into a vanity unit. Slate-effect panelled walls to the wet areas are complemented by remaining painted walls complemented by stone-effect vinyl flooring, a ceiling light point and an extractor fan.

OUTSIDE

Coming soon... a small outdoor area at the front of the property, featuring a gated entrance and fenced surround, ideal for outdoor seating and potted plants.







Directions

Viewings

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

EPC Rating:

C

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	