



1 Moorland Place, Stannington, Sheffield, S6 6BU

£850 PCM

- SPACIOUS SEMI DETACHED HOME
- KITCHEN WITH PANTRY
- CLOSE TO LOCAL AMENITIES
- COUNCIL TAX BAND B - £1,854.28
- SOUGHT AFTER LOCATION
- LARGE DRIVEWAY
- RENT - £850PCM
- TWO DOUBLE BEDROOMS
- LOW MAINTENANCE GARDEN
- BOND - £980

1 Moorland Place, Sheffield S6 6BU

This spacious semi-detached home is situated in an elevated position within the highly sought-after village of Stannington. Ideally located close to local schools, shops, and excellent transport links into Hillsborough, with convenient tram connections to Sheffield City Centre, Meadowhall, and beyond.

The property briefly comprises a spacious reception room and a fitted kitchen to the ground floor. Upstairs offers two well-proportioned double bedrooms and a family bathroom. To the outside a large drive and low maintenance garden.



Council Tax Band: B



ENTRANCE HALLWAY

A uPVC part glazed door leads into the entrance hall having, carpet flooring, ceiling light point, Solid doors accessing the kitchen/dining room and lounge, stairs leading to the first floor.

KITCHEN/BREAKFAST ROOM

Situated to the rear of the property, this well-proportioned kitchen is fitted with a range of base units and benefits with wood effect roll top and tiled splashback. Additional features include shelving to the chimney breast, an off-shot area providing useful utility space and pantry storage, vinyl flooring, central heating radiator, ceiling lighting and uPVC double-glazed windows overlooking the porch.

LOUNGE

This spacious front-facing lounge benefits from a uPVC double-glazed window providing excellent natural light. Features include a stone-effect decorative fireplace surround, carpeted flooring, papered and painted walls, central heating radiator, two wall lights, ceiling light point.

STAIRS & LANDING

BEDROOM ONE

The spacious primary bedroom enjoys a UPVC double-glazed bay window to the front elevation, having papered and painted walls, carpeted flooring, central heating radiators and ceiling light point.

BEDROOM TWO

The second bedroom benefits from a rear-facing UPVC double-glazed window, useful fitted wardrobes and storage cupboards, papered and painted walls, carpeted flooring, central heating radiator and ceiling light point.

BATHROOM

This fully tiled first-floor family bathroom is fitted with a white suite comprising of:

panelled bath with wall mounted electric shower, low-level WC, and wash hand basin. Having tiled flooring, extractor fan An obscure-glazed UPVC double-glazed window to the rear elevation, providing both natural light and privacy.





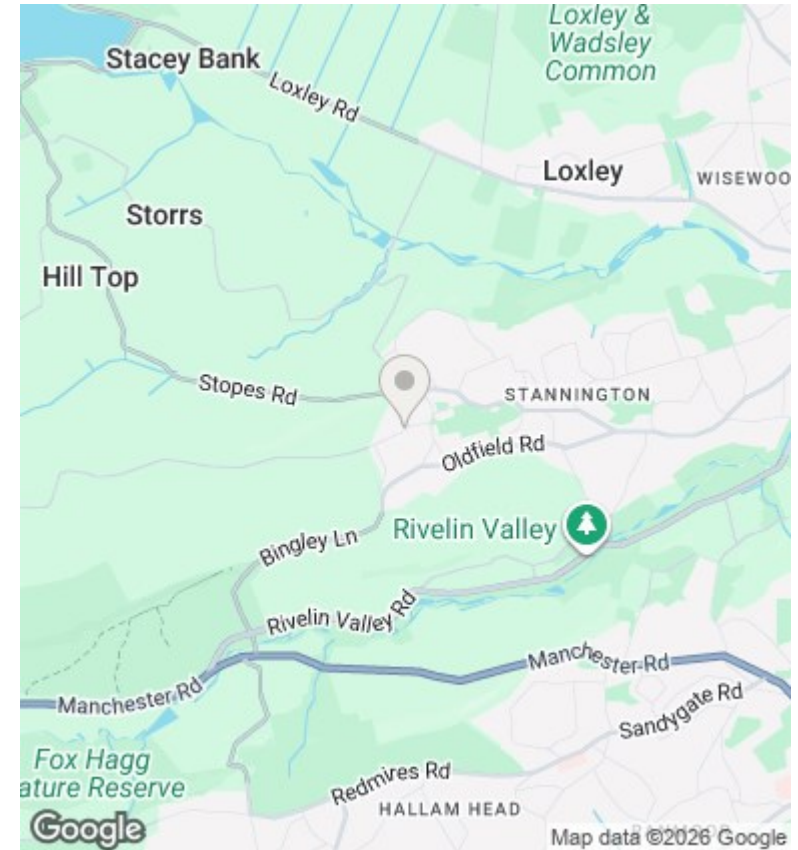
Directions

Viewings

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

Council Tax Band

B



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	