



8 Lound Road, Sheffield, S9 4BJ

£900 Per Calendar Month

- SEMI DETACHED TWO BEDROOM HOME
- BAY WINDOWS TO THE FRONT ELEVATIONS
- CLOSE TO LOCAL AMENITIES
- RENT - £900
- COUNCIL TAX BAND A £1,589.38
- MODERN KITCHEN WITH BREAKFAST BAR
- FRONT AND REAR GARDEN
- GREAT MOTORWAY ACCESS
- BOND - £1038

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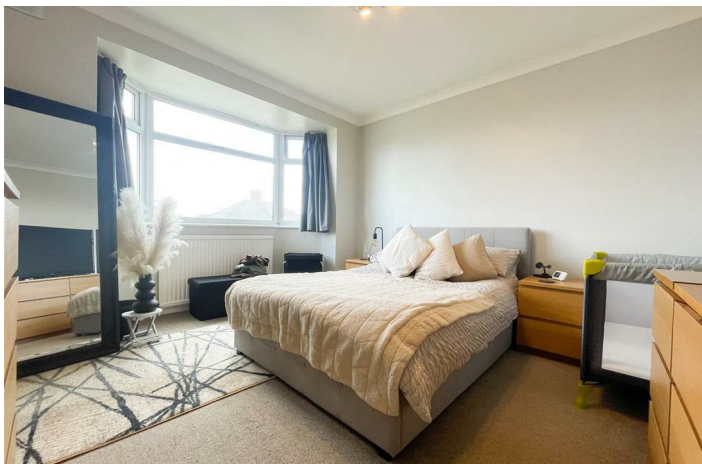
This semi-detached two-bedroom home is ideally located close to local amenities and offers excellent motorway access.

The accommodation briefly comprises an entrance area, a spacious lounge, and a kitchen with breakfast bar. To the first floor, there is a landing leading to a double bedroom with a large bay window, a single bedroom, and a bathroom.

Externally, the property benefits from a laid lawn and paved areas with useful garden shed for storage.



Council Tax Band: A



ENTRANCE

Entered via a part-glazed uPVC door, this entrance area features carpeted flooring and a central heating radiator. Stairs rise to the first-floor landing, with a solid door providing access to the lounge.

LOUNGE

An inviting lounge featuring a large front-facing uPVC double-glazed bay window, allowing plenty of natural light. The room benefits from carpeted flooring, painted walls, a central heating radiator, and a ceiling light point. A solid door provides access through to the kitchen/diner.

KITCHEN

A well-designed combination of wooden wall, base, and drawer units with integrated appliances, including a single electric oven, four-ring induction hob, and extractor fan above. There is also an integrated dishwasher, along with space for a freestanding fridge/freezer and washing machine. The kitchen features wood-effect roll-top work surfaces and an integrated sink with drainer and mixer tap, with tiled splashbacks.

Additional features include a built-in breakfast bar, tiled-effect vinyl flooring, a rear-facing uPVC double-glazed window, central heating radiator, and painted walls with recessed spotlights. A uPVC door provides access to the rear garden.

STAIRS & LANDING

Carpeted stairs and landing with painted walls, painted walls and wooden handrail, obscure double glazed window to the side elevation, ceiling light point and loft access. Solid doors provide access to both bedrooms and bathroom.

BEDROOM ONE

Double bedroom featuring a front-facing uPVC double-glazed bay window, carpeted flooring, and painted walls. The room benefits from a central heating radiator, ceiling light point, and an open wardrobe area.

BEDROOM TWO

Single bedroom with a rear-facing uPVC double-glazed window, carpeted flooring, and painted walls. The room also benefits from a central heating radiator and spotlights

BATHROOM

Three-piece white bathroom suite comprising a panelled

bath with shower over, pedestal WC, and wash hand basin with mixer tap. The room features tiled flooring and fully tiled walls, along with a heated towel rail. An obscure uPVC double-glazed window to the rear elevation provides natural light, and the space is finished with recessed spotlights.

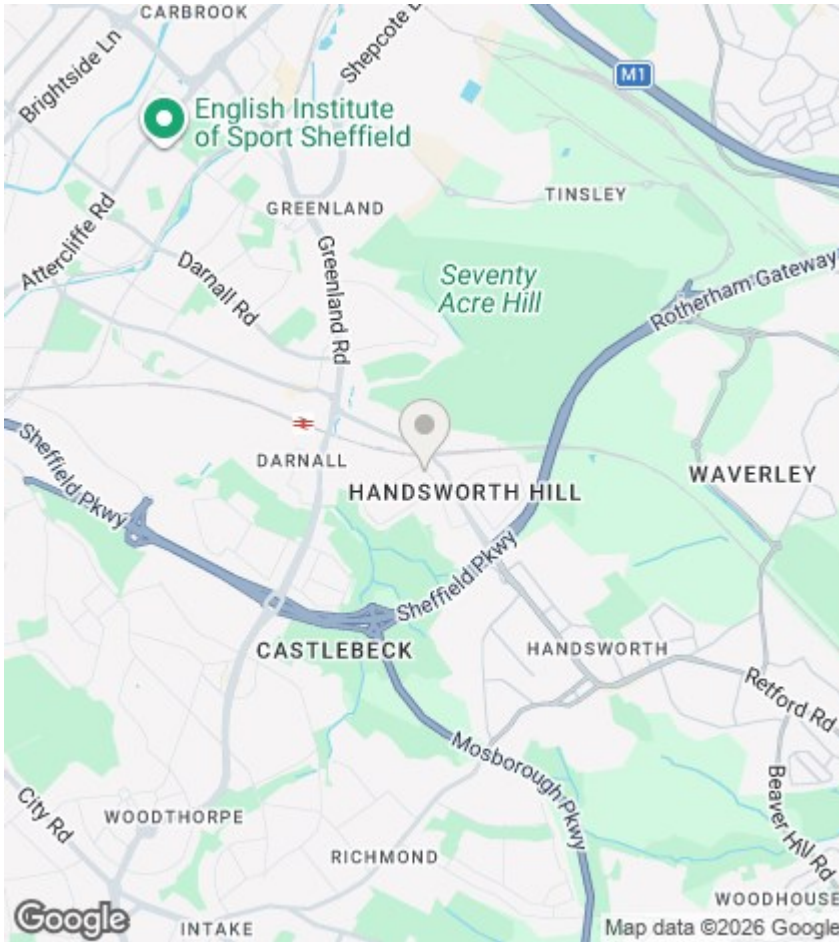
GARDENS

To the front, there is a laid lawn with a paved pathway leading to the front door, along with side access to the rear garden. The property also benefits from built-in storage to the side.

To the rear, the garden is mainly laid to lawn with a paved pathway and a useful wooden garden shed positioned at the rear.







Directions

Viewings

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

EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			77
(55-68) D	65		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	