



269 Main Road, Sheffield, S35 0DQ

£795 Per Calendar Month

- FULLY FURNISHED COSY & MODERN COTTAGE
- BEAUTIFULLY PRESENTED THROUGHOUT
- CUSTOM MADE SPIRAL STAIRCASE
- PRIVATE CAR PARK WITH ALLOCATED PARKING
- BOND - £917
- RECENTLY REFURBISHED TO VERY HIGH STANDARD
- FANTASTIC LOUNGE WITH FEATURE FIREPLACE
- SPACIOUS MAIN BEDROOM AND OCCASIONAL SECOND BEDROOM
- RENT - £795
- COUNCIL TAX BAND A - £1,440.86

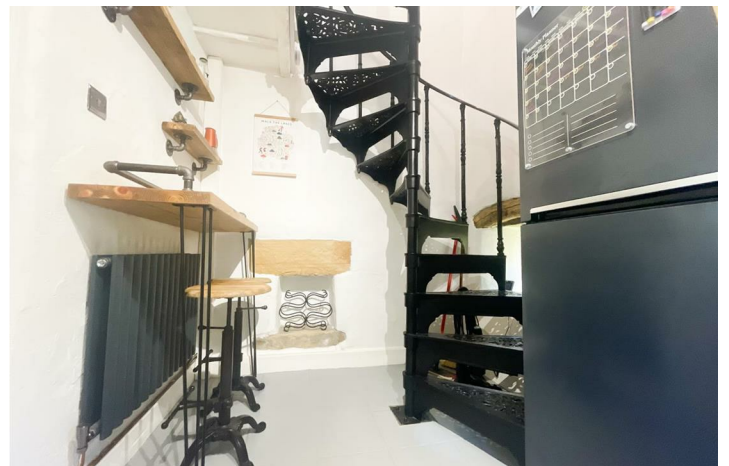


# 269 Main Road, Sheffield S35 0DQ

**\*\*FULLY FURNISHED COSY & MODERN COTTAGE\*\*BEAUTIFULLY PRESENTED THROUGHOUT\*\***  
United Homes are delighted to bring to the rentals market this recently refurbished cosy one bedroom cottage, with an occasional bedroom two to the second floor. This charming stone built cottage has many of its original features complimented by modern refurbishments. Situated in Wharncliffe Side village on a bus and tram link route with good road and motorway connections close by. The property briefly comprises of; Entrance porch; Lounge with wood log burner; Kitchen diner with integrated appliances; Custom made black spiral staircase to the first floor; Bedroom with fireplace; Newly renovated shower room; Stairs and gallery to second floor; Occasional bedroom two; Private car park with allocated parking; Small front courtyard;



Council Tax Band: A



## **ENTRANCE PORCH**

Wood effect uPVC door into entrance porch; With wood effect leaded uPVC window to front elevation; Tiled flooring; Ceiling light; Exposed natural stone wall; Stable style entrance door opening to the lounge;

## **LOUNGE**

12'2" x 12'2"

Spacious in design this cosy lounge consists of; Wooden flooring; Feature fireplace with wood log burning fire; With built in shelving and media storage on either side of the chimney breast; Painted walls; Exposed beams, which add charm and character to this lovely space; Wood effect leaded uPVC double glazed window to the front elevation; Spot lights; Central heating radiators; Track barn rolling door to the kitchen diner;

## **KITCHEN DINER**

12'2" x 6'11"

The kitchen diner briefly comprises of; Wall and base units; Roll top work surfaces; Tiled splash backs; Painted walls; Integrated 4 ring gas hob and electric oven; Free standing Fridge/ Freezer and washing machine; Single sink and drainer with mixer tap; Exposed ceiling beams; Tiled flooring; Central heating radiator; Ceiling light point; Deep set leaded uPVC window to the rear elevation; The dining area contains; A small breakfast bar; A lovely complementary wood and black metallic breakfast bar seating area; Featuring a custom made black Sheffield steel spiral staircase to first floor;

## **STAIRS RISING TO FIRST FLOOR LANDING**

Landing with; Carpet flooring; Painted walls; Exposed ceiling beams; Ceiling light point; Stairs to the attic/ occasional second bedroom;

## **BEDROOM ONE**

13'5" x 12'2"

Bedroom one is a light bright room and full of character, having; Wooden floor boards; Wall light points; Central heating radiator; Wood effect leaded uPVC double glazed window to the front elevation; Deep sill window seat, offering lovely front elevation views; Fire place with tiled surround and black grill insert; Exposed ceiling beams; Painted walls;

## **SHOWER ROOM**

Newly fitted modern shower room with; Solid wooden

door; Tiled flooring; Exposed wooden beams; Stone counter top wash basin set on wooden vanity storage unit; Elegant black mixer tap; Complimentary wall mounted black rain head shower fitment and black panelled side screen; WC; Part tiled part painted walls with feature exposed beams; Wall mounted heated towel rail; Ceiling light point; Wood effect leaded uPVC obscure double glazed window to rear elevation;

## **ATTIC**

13'1" x 11'10"

The attic holds potential for an occasional second bedroom or office space; Comprising of; Carpet flooring; Recessed ceiling spotlights; Leaded Velux roof light window; Exposed wooden beams; Painted walls; Stone work to one wall; Wooden gallery balustrade overlooking the first floor landing; Would also be an ideal office space with great storage or den area dependant on needs;

## **OUTSIDE**

To the front of the property is a small courtyard seating area; With planted containers and a path leading to the allocated parking spot and on to the rear of the row of cottages;

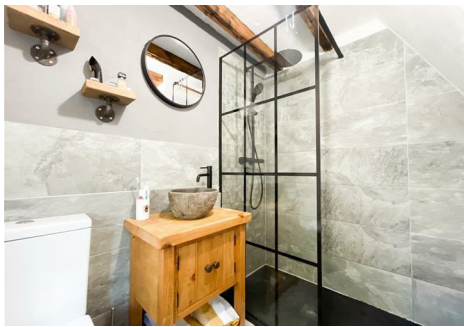
## **PARKING**

Off road parking with allocated parking bays.











## Directions

## Viewings

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

## EPC Rating:

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