



61 Cockshutts Lane, Oughtibridge, Sheffield, S35 0FX

£1,100 PCM

- WELL LOVED FAMILY HOME
- RECENTLY RENOVATED TO A HIGH STANDARD
- CLOSE TO LOCAL AMENITIES
- SHORT TERM TENANCY
- BOND - £1269
- SOUGHT AFTER LOCATION
- MODERN FIXTURES & FITTINGS
- OFF-ROAD PARKING
- RENT - £1100
- COUNCIL TAX BAND B - £1681.01

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****WELL LOVED FAMILY HOME**SHORT TERM TENANCY****Fantastic Three bedroom family mid terraced home. Available as a fully furnished short term professional let. The property briefly comprises of; Large fully fitted beautiful kitchen/diner with range cooker, including Washing Machine and Dishwasher; Beautiful lounge with feature fireplace and log burner, uPVC Sash windows and uPVC Shutters; Three Bedrooms; Stairs to the first floor; Bedroom one with built in wardrobe and Storage area; Bedroom two with a rear facing UPVC Sash window; Bedroom three is in the attic with built in wardrobes; Family bathroom; Off road parking for one vehicle; Rear garden, enjoying sun throughout the day; Mature planting; Front Garden with mature planting.



Council Tax Band: B



LARGE FITTED KITCHEN/DINING ROOM

This great space is fitted with; Cream wall, base and drawer units; Wooden work tops; Tiled splash backs; Under unit lighting; Gas range cooker and extractor fan; Double pot sink and mixer tap; Fridge/Freezer; Washing machine; Dishwasher; Tiles to the floor; Side and back facing UPVC sash windows; Rear UPVC Stable door leading to the rear garden

To the dining area there is a dining table and bench set, shelves to the walls and storage cupboards; access to the cellar

LOUNGE

This beautiful living space has; A feature fireplace with log burner; Central heating radiator; Carpet flooring; Sofa; Footstool; Chair; Rug; Storage ottoman; Built in cupboards and shelves; uPVC Sash double glazed window to the front elevation; Feature light point;

BEDROOM ONE

Has; uPVC double glaze Sash window with UPVC Shutters to the front elevation; Built in wardrobe storage; Storage Cupboard; Carpet flooring; Queen bed; drawers to each side of the bed; Ceiling light point; Central heating radiator;

BEDROOM TWO

Has; uPVC double glaze sash window to the rear elevation; Carpet flooring; Ceiling light point; Central heating radiator;

BATHROOM

This beautiful bathroom has: Large bath with shower over; Wash basin and WC built into a vanity unit with marble top; Tiled flooring; Heated towel rail and radiator; Mirrored cabinet above the sink; Ceiling light point; Extractor fan; Tiled walls to wet areas; Obscure double glazed uPVC sash window to the rear elevation;

ATTIC THIRD BEDROOM

This large bedroom has a uPVC double glazed Velux window to the rear elevation; Carpet flooring; Ceiling light point; Central heating radiator; Built in Wardrobe;

OUTSIDE

Gardens to the front and rear; rear access for the off road parking





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 	