



13 Fox Hill Way, Sheffield, S6 1GF

£850 PCM

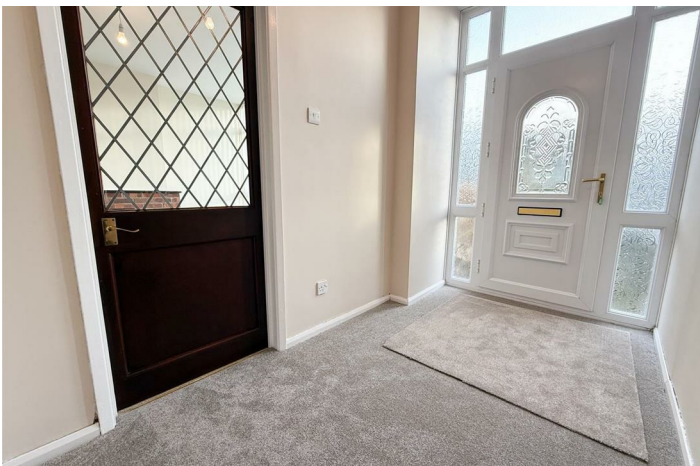
- SPACIOUS THROUGHOUT
- FRONT AND REAR GARDENS
- THREE BEDROOM FAMILY HOME
- £980 DEPOSIT
- VIEWING ESSENTIAL
- CUL DE SAC POSITION
- £850 PCM
- COUNCIL TAX BAND A - £1,512.43

13 Fox Hill Way, Sheffield S6 1GF

**** VIEWING ESSENTIAL ** DECEPTIVELY SPACIOUS THROUGHOUT **** Welcoming to the rental market this much loved three bedroom family home. Situated on a quiet cul de sac position this property is not one to miss. This home benefits from large windows throughout, proving lots of great natural light. The property briefly comprises of; Entrance hallway; Open plan lounge dining room; Kitchen; Utility room; Stairs rising to the first floor; Two generous sized double bedrooms with built in wardrobes and cupboard storage; Third bedroom; Family bathroom; Gardens to the front and rear of the property;



Council Tax Band: A



ENTRANCE HALLWAY

A composite entrance door with glazed side panels opens into the entrance hallway, with; Carpet flooring; Ceiling light point; Solid door to the storage area; Leaded glazed panelled door into the lounge area;

OPEN PLAN LOUNGE DINING ROOM

LOUNGE

This bright space has; Large full width uPVC double glazed window to the front elevation, providing an array of great natural light into this open plan living space; Carpet flooring; Feature brickwork with set in electric fire; Ceiling light point; Central heating radiator; A few stairs lead up to the dining area;

DINING ROOM

With; Carpet flooring; Ceiling light point; Central heating radiator; Part obscure glazed leaded door to the stairs and under stair storage with glazed side windows; Leaded glazed panelled door;

KITCHEN

Comprising of; Wood effect wall, base and drawer units with black roll top worktops and upstands; One and a half sinks and drainer with mixer tap; Integrated oven and gas hob; Large uPVC double glazed window to the rear elevation; Space for under unit fridge, freezer and dishwasher; Tiled flooring; Ceiling light point; Leaded glazed panelled door;

UTILITY

Having; Worktops; Space and plumbing for a washing machine; Carpet flooring; Ceiling light point; Composite stable style door into the rear garden;

STAIRS RISING TO THE FIRST FLOOR

BEDROOM ONE

A lovely light and bright primary bedroom with; A large uPVC double glazed window to the front elevation; Carpet flooring; Built in wardrobe and cupboard storage; Ceiling light point; Central heating radiator;

BEDROOM TWO

Another generous size bedroom with; A large uPVC double glazed window to the rear elevation; Carpet flooring; Built in wardrobe and cupboard storage; Ceiling light point; Central heating radiator;

BEDROOM THREE

With; A uPVC double glazed window to the front elevation; Carpet flooring; Ceiling light point; Central heating radiator;

FAMILY BATHROOM

Spacious family bathroom, with; WC and wash basin set into a cream vanity storage unit; Shower enclosure with wall mounted electric shower and screen doors; Panelled bath; Three uPVC obscure double glazed window to the rear elevation; Vertical heated towel rail; Tiled walls to wet areas; None slip flooring; Extractor fan; Ceiling light point;

LANDING AND STAIRS

Comprising of; Carpet flooring; Ceiling light point; Solid doors to the three bedrooms and the family bathroom;

FRONT GARDEN

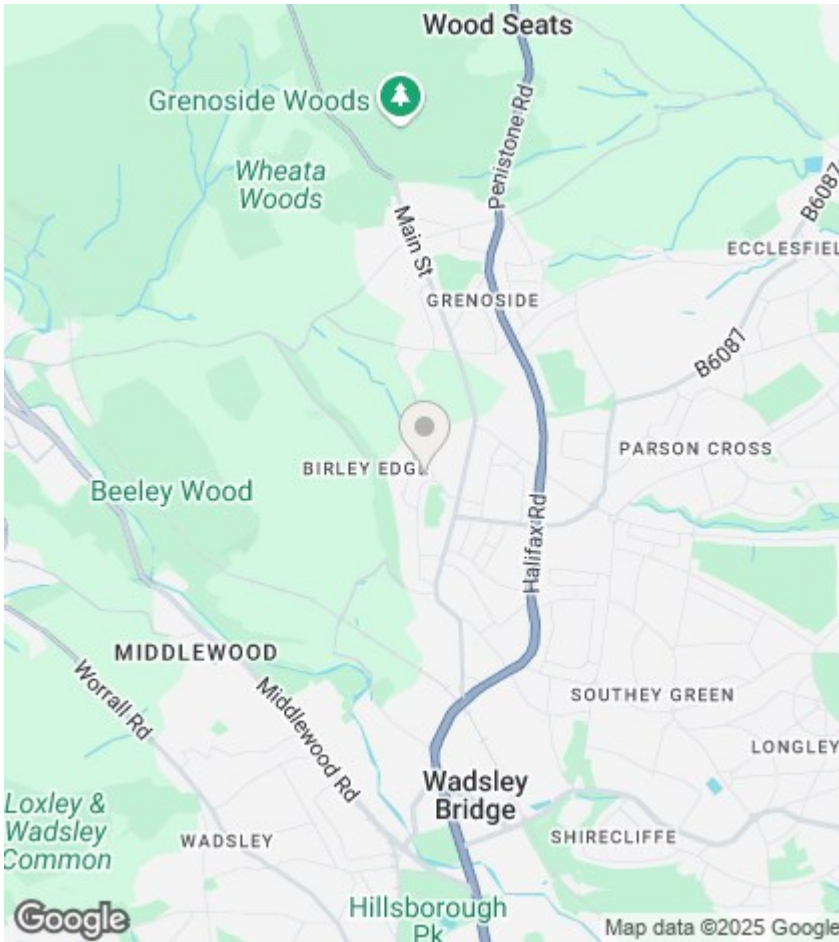
Access via a wooden gate into the large front garden, with; A selection of shrubs and planting which are beautiful when in bloom; Paved and pebbled flooring; Fence and hedge borders;

REAR GARDEN

Paved multi levelled garden with a selection of shrubs and planting which are beautiful when in bloom;







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 