



## Kirkedge Road, High Bradfield, S6

£1,500 Per Calendar Month

- NEWLY CONVERTED BARN CONVERSION
- THREE DOUBLE BEDROOMS
- PANORAMIC COUNTRYSIDE VIEWS
- SOUGHT AFTER LOCATION
- BOND- £1730
- HIGH FINISH THROUGHOUT
- SPACIOUS ROOMS THROUGHOUT
- SECURE GARDEN & PARKING
- RENT - £1500
- COUNCIL TAX BAND - TBC



# Kirkedge Road, High Bradfield, S6

This newly converted barn conversion is ideally situated in the charming village of High Bradfield. Close to local schools and benefiting from far reaching panoramic views of Sheffield and the Peak District. This beautiful barn conversion boasts an immaculate high style finish with generous sized rooms through out.

This attractive family home comprises of; Entrance hall; Downstairs wc; Brand new fitted kitchen/diner; Large lounge; Three double bedrooms; Family bathroom. To the outside paved patio and laid lawn provides access to parking with far reaching views of the rural countryside



Council Tax Band: New Build



### **ENTRANCE HALL**

Entered via part glazed stable door; With; Solid doors leading to all ground floor rooms and under stairs storage cupboard; Stairs rising to first floor; Fitted door mat with remaining wooden floors; Central heating radiator; Painted walls; Ceiling light points;

### **DOWNSTAIRS WC**

Comprising of; WC; Single sink with mixer tap; Tiled splashback; Vertical heated towel rail; Tiled floors; Painted walls, Ceiling light point; Extractor fan;

### **KITCHEN/ DINER**

Brand new fitted kitchen benefiting from; A good range of base, wall and draw units; Integrated double electric oven; Four ring induction hob with extractor fan above; Integrated sink, drainer and tap; Splashback to surface areas; Space for free standing fridge/freezer; Space & plumbing for freestanding washing machine; Double glazed uPVC window to side elevation with breath taking countryside views; Wooden floors; Central heating radiator; Painted walls; Space for dining table & chairs; Spot lights; Ceiling light point;

### **LOUNGE**

Large lounge; Having; Three uPVC double glazed windows to the front and rear elevations; Central heating radiators; Painted walls; Two ceiling light points;

### **STAIRS & LANDING**

Wooden stairs and handrail leading to first floor; Solid doors leading to all three bedrooms and family bathroom; Painted walls; Central heating radiators; Ceiling light points; Two loft hatches

### **BEDROOM ONE**

Spacious double bedroom; Having; Round front facing uPVC double glazed window; Wooden floors; Central heating radiator; Painted walls; Ceiling light point;

### **BEDROOM TWO**

Another spacious double bedroom; Benefiting from; Front facing uPVC double glazed window; Wooden floors; Central heating radiator; Painted walls; Ceiling light point;

### **BEDROOM THREE**

Third double bedroom; With; Two uPVC double glazed windows to the rear elevation; Wooden floors; Central heating radiator; Painted walls; Ceiling light point;

### **FAMILY BATHROOM**

Large family bathroom comprising of; Panelled bath; Single sink; Double shower with glass screen door; Panelled walls to wet areas; Remaining painted walls; Vertical heated towel rail; Tiled flooring; Spotlights; Extractor fan;

### **OUTSIDE**

Paved path through laid lawn leads to steps down to the patio area and property entrance.









## 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 	