



2 Pingle Avenue, Millhouses, Sheffield S7 2LP

Saxton Mee

Lettings



# 2 Pingle Avenue

## Millhouses

Per Calendar Month

# £1,750 Per Calendar

To let is this superb, immaculately presented 4 bedroom semi-detached family home. Situated in a much sought after area, close to amenities, bus routes, Millhouses park and within the catchment of highly regarded schools.

Benefiting from double glazing and gas central heating, the accommodation comprises: entrance porch, entrance hall, bay windowed lounge/dining room with feature fireplace and gas fire, large extended kitchen with breakfast area and French doors to the garden, gas oven, dishwasher, integrated fridge, freezer and breakfast bar, office/playroom off the kitchen and a downstairs WC/utility area. 1st floor: 2 double bedrooms one with built in wardrobes and one with wash hand basin, single bedroom and bathroom with underfloor heating and modern suite with power shower over bath, 2nd floor: excellent master suite with built-in wardrobes and additional storage space, delightful views and a shower room . Outside: gated driveway, garage and front garden, beautifully maintained rear lawned garden with decked terrace and garden shed.

UNFURNISHED 12 MONTH TENANCY MINIMUM. RESTRICTIONS: No sharers, pets or smokers. Energy Efficiency Rating D. Council tax band D.



- Sought After Location
- Four Bedrooms
- Stunning Gardens
- Garage
- Driveway
- Close To Amenities









**Approximate total area<sup>(1)</sup>**  
1495.41 ft<sup>2</sup>  
138.93 m<sup>2</sup>

**Reduced headroom**  
32.72 ft<sup>2</sup>  
3.04 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point, which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. Please note all the measurement details are approximate and should not be relied upon as exact. All plans, floor plans and maps are for guidance purposes only and are not to scale. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT. 'A Life Assurance policy may be requested.' 'Written Quotations of credit terms available on request.'

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