

# 3 172 City Road, Sheffield S2 5HN

**GUIDE PRICE: £40,000-£45,000**

| RESIDENTIAL INVESTMENT

- **Stone fronted inner terrace**
- **Two first floor and third attic bedroom**
- **In need of general modernisation**
- **Assured Periodic Tenancy**
- **Convenient location**
- **Rental details to be confirmed**

## Ground Floor

Entrance Hall  
Sitting Room  
Kitchen  
Cellar Head

## Basement

Cellar

## First Floor

Two Bedrooms  
Bathroom / WC

## Second Floor

Dormer Bedroom

## Outside

Forecourt  
Rear yard

## Tenancy Details

The property is understood to be let by way of an Assured Periodic Tenancy and details will be put with the legal pack

## EPC Rating F

The full Energy Performance Certificate is available via our website



**SOLICITORS** Lupton Fawcett  
Denison Till, Synergy Building, Belgrave  
House, 47 Bank Street, Sheffield S1  
2DR (Ref: Edward Williams)

**VIEWING** External inspection only

## Note

The property has not been inspected recently and the above information is from a previous sale.