

- **Spacious bay windowed inner terrace**
- **Modern gas fired central heating**
- **uPVC replacement windows**
- **Replacement roof covering**
- **Modern kitchen and bathroom fittings**
- **Requires general improvement**
- **Potential for owner occupation or investment**

**Ground Floor**

Reception Hall

Sitting Room 4.48m x 3.58m

Dining Room 4.57m x 3.79m

Cellar Head

Kitchen 2.96m x 2.29m with a range of modern units

with closet

Rear Bedroom Two 3.40m x 3.01m

with closet

Bathroom / WC 2.99m x 2.39m

with white suite, shower and airing cupboard

**Basement**

Cellar

**First Floor**

Landing

Front Bedroom One 4.57m x 3.80m

**Second Floor**

Attic Bedroom 4.56m x 4.15m with closet

**Outside**

Raised forecourt

Rear yard and raised decked area

**EPC Rating D**

The full Energy Performance Certificate is available via our website

**SOLICITORS** Taylor & Emmet, 20 Arundel Gate, Sheffield S1 2PP (Ref: Rachel Houghton)

**VIEWING** Tuesday 7th, 14th & 21st January at 12.30pm prompt  
Thursday 9th, 16th & 23rd January at 12.30pm prompt

ON INSTRUCTIONS FROM SOUTH YORKSHIRE HOUSING ASSOCIATION LIMITED

