

- **Three bedroom inner terrace**
- **Cul-de-sac location**
- **Central heating**
- **uPVC replacement windows**
- **Requires general upgrading**
- **Potential for owner occupation or letting**

**Ground Floor**

Sitting Room 3.68m x 3.84m

Inner Lobby

Dining Room 3.81m x 3.72m

Kitchen 2.76m x 1.50m with a range of units

Cellar Head

white suite

**Second Floor**

Landing with closet

Attic Bedroom 5.42m x 2.71m with closet and Velux window

**Outside**

Forecourt

Rear yard

**First Floor**

Landing

Front Bedroom One 3.66m x 3.30m with closet

Rear Bedroom Two 2.66m x 2.15m

Bathroom / WC 2.73m x 1.48m with

**EPC Rating C**

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 12.30 pm prompt  
Thursday 9th, 16th & 23rd January  
at 12.30pm prompt

ON INSTRUCTIONS FROM SOUTH  
YORKSHIRE HOUSING ASSOCIATION  
LIMITED

