

- **Two bedroom inner terrace**
- **Gas fired central heating**
- **uPVC replacement windows**
- **Modern roof covering**
- **Modern kitchen and bathroom fittings**
- **Requires some upgrading**
- **Potential for owner occupation or letting**

**Ground Floor**

Entrance Lobby

Sitting Room 3.11m x 3.03m

Dining Kitchen 3.88m x 4.02m with modern units

Under Stairs Store

**First Floor**

Landing with airing cupboard

Front Bedroom One 3.89m x 3.09m with closet

Rear Bedroom Two 3.13m x 2.10m

Bathroom /WC 2.17m x 1.82m with modern white suite

**Outside**

Forecourt garden

Rear yard with steps to good size rear garden. Brick built store

**EPC Rating D**

The full Energy Performance Certificate is available via our website

**Note**

There appears to be Japanese knotweed on the adjoining property and adjacent part of the garden to number 355

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

**VIEWING** Tuesday 7th, 14th  
& 21st January at 11.30am  
prompt  
Thursday 9th, 16th & 23rd  
January at 11.30am prompt

ON INSTRUCTIONS FROM  
SOUTH YORKSHIRE HOUSING  
ASSOCIATION LIMITED

