



- **Two substantial semi-detached properties**
- **Extensive inter-linked accommodation on four levels**
- **Rear garden with two garages off Scott Road**
- **Residential and office accommodation – approximately 270m² (2,910 sq ft)**
- **Well maintained accommodation with gas central heating**
- **Considerable potential**
- **Would revert to two private houses, flats or existing use**
- **Within close proximity of the Northern General Hospital**

Ground Floor

Entrance Lobby and Reception Hall, Six Rooms, former WC, Kitchen

Lower Ground Floor

Three Office / Store Rooms with two staircases

First Floor

Five Bedrooms, Two Bathrooms, Separate WC, Two Living Kitchens, Store Room

Second Floor

Store Room, Office, Four Bedrooms, Kitchenette

Outside

The property occupies an elevated position with forecourt garden. To the rear of the property is a yard and garden area with separate vehicular access from Scott Road to two brick garages.

EPC Rating

The full Energy Performance Certificate is available via our website

Planning

Interested parties are advised to make their own enquiries in respect of possible schemes for the property

SOLICITORS Taylor & Emmet, 20 Arundel Gate, Sheffield S1 2PP (Ref: Max Marrison)

VIEWING Strictly by appointment with the Auctioneers 0114 276 0151

