

37 13 Langdon Street, Sharrow, Sheffield S11 8BH**GUIDE PRICE: £90,000–£100,000****RESIDENTIAL INVESTMENT**

- **Three bedroom freehold terrace**
- **Let to four tenants at £1,010 per calendar month inclusive**
- **Net income approximately £10,600 per annum**
- **Central heating and double glazing**
- **Requires some upgrading**

Ground Floor

Kitchen 2.54m × 1.71m
 Sitting Room 3.60m × 3.59m
 Cellar Head
 Inner Lobby
 Front Bedroom One 3.60m × 3.59m

First Floor

Landing
 Front Bedroom Two 3.62m × 3.59m
 with closet
 Shower Room/WC with white suite
 Rear Bedroom Three 2.82m × 2.42m

Second Floor

Attic Bedroom Four

Outside

Rear yard/garden area

Tenure

Freehold

Tenancy Details

The property is let to four tenants at £1,010 per calendar month (3 at £260 and 1 at £240)

The rents are inclusive of water, gas, electricity and TV licence
 Approximate costs are as follows:

TV Licence: £150
 Water: £248 per annum
 Gas and Electricity: £1,100 per annum to the year ending 14 June
 The current Assured Shorthold Tenancy runs to 2 March 2015

EPC Rating

The full Energy Performance Certificate is available via our website

SOLICITORS Wosskow Brown LLP, The John Banner Centre, 620 Attercliffe Road, Sheffield S9 3QS (Ref: Nicola Stone)

VIEWING By appointment with the Auctioneers 0114 276 0151

