

44 64 Limsfield Road, Sheffield S9 1BL

GUIDE PRICE: £40,000–£45,000

RESIDENTIAL INVESTMENT

- Two bedroom inner terrace
- Let until June 2016
- £3,567.72 per annum
- Guaranteed rental income
- New roof covering and gutters
- Re-wired in 2013
- Fire doors and smoke detectors
- Recently upgraded central heating
- Double glazing
- Convenient for Meadowhall, M1 & Northern General

Ground Floor

Living Room
Dining Room
Kitchen

First Floor

Front Bedroom
Rear Bedroom
Bathroom/WC

Outside

Forecourt
Rear yard

Tenancy Details

The property is let to Metropolitan Support Trust from 1 July 2011 to 30 June 2016 at a rent of £3,567.72 per annum. The rent is guaranteed even when the property is vacant and there is an option to end the tenancy by giving 56 days notice. A copy of the Tenancy Agreement will be available for inspection with the Legal Pack

EPC Rating D

The full Energy Performance Certificate is available via our website

SOLICITORS Banner Jones, 3rd Floor, 11 Leopold Street, Sheffield S1 2GY (Ref: Richard Joy)

VIEWING External inspection only

Note

A schedule of the works carried out to the property is available on request
Further details adrian@markjenkinson.co.uk

