

- Two bedroom inner terrace
- Modern kitchen and separate utility room
- Two reception rooms
- Gas fired central heating
- In need of general modernisation
- Potential for owner occupation or letting

**Ground Floor**

Sitting Room 3.93m x 2.98m

Living Room 3.92m x 3.43m

Inner Hallway

Under Stairs Store

Kitchen 2.34m x 2.71m with a range of modern units

Utility Room 2.56m x 1.83m

**First Floor**

Landing

Front Bedroom One 2.97m x 3.94m

Rear Bedroom Two 3.43m x 3.05m

Bathroom / wc 2.68m x 2.37m with white suite

**Outside**

Forecourt

Rear yard and store

**SOLICITORS:** Taylor & Emmet,  
20 Arundel Gate, Sheffield S1 2PP  
(Ref: Mrs Jackie Wood)

**VIEWING:** Tuesdays 11th, 18th, 25th  
October at 10.45am prompt  
Fridays 14th, 21st, 28th October at  
10.45am prompt

ON INSTRUCTIONS FROM SOUTH  
YORKSHIRE HOUSING ASSOCIATION  
LIMITED

