

- **Two bedroom inner terrace**
- **Gas fired central heating**
- **Rear wall insulation**
- **Modern kitchen and bathroom fittings**
- **Requires some upgrading**
- **Potential for owner occupation or letting**

**Ground Floor**

Sitting Room 3.45m x 2.96m

Inner Lobby

Dining Kitchen 3.92m x 3.49m with a range of modern units

Under Stairs Store

**First Floor**

Landing

Front Bedroom 3.30m x 2.99m

Rear Bedroom 4.06m x 1.71m

Bathroom / WC 3.03m x 1.51m with white suite

**Outside**

Rear yard and garden area

**EPC Rating C**

A full copy of the EPC will be available to view via our website

**VIEWING**

Tuesdays 10th, 17th & 24th January

at 10am prompt

Thursdays 12th, 19th & 26th January

at 10am prompt

**SOLICITORS**

Freeths LLP 2nd Floor  
Leopold Wing Balm  
Green, Sheffield S1 2JA

ON INSTRUCTIONS  
FROM SOUTH YORKSHIRE  
HOUSING ASSOCIATION  
LIMITED

