

19 469 Queens Road, Sheffield S2 4DR

*GUIDE PRICE £75,000

VACANT HOUSE

- Large inner terrace
- Accommodation over the passageway
- Attractively priced to ensure sale
- Modernised accommodation
- Central heating and double glazing
- Re-roofed and partially re-wired three years ago
- Modern kitchen and bathroom fittings
- Carpets and curtains included
- Ready for immediate occupation
- Potential for investment or owner occupation

Ground Floor

Side Entrance Lobby

Sitting Room 4.15m x 4.05m

Dining Room 4.24m x 4.06m with floor to ceiling cupboards and Cellar Head

Kitchen 2.48m x 1.84m with a range of modern units and appliances including oven, hob and extractor

Basement

Cellar

First Floor

Front Bedroom One 5.36m x 4.19m with closet

Rear Bedroom Two 3.41m x 2.34m

Shower Room / WC 3.38m x 1.63m

Second Floor

Attic Bedroom Three

5.36m x 3.91m with rear facing Velux window

Outside

Rear enclosed yard

EPC Rating F

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

VIEWING

Mondays 13th, 20th, 27th November & 4th December at 1pm

prompt. Wednesdays 15th, 22nd, 29th November at 1pm prompt.

SOLICITORS Taylor & Emmet LLP
20 Arundel Gate Sheffield S1 2PP

