



- **Substantial three storey semi-detached property**
- **Prime location in the heart of Ranmoor**
- **Comprises five self-contained apartments and lapsed planning consent for a 6th**
- **All currently let at between £395 & £550pcm**
- **Current annual income £27,360 with potential for increase**
- **Freehold plot of approximately 0.30 acre with gardens, vehicular parking and double garage**
- **Potential for ongoing investment or reversion to a large family dwelling.**

76 Ranmoor Road

One bedroom Ground floor apartment including:
Lounge, Open plan kitchen, Double bedroom, Bathroom/WC with shower
Property is let by way of an Assured Shorthold Tenancy at £450pcm

76a Ranmoor Road

One bedroom ground floor apartment including:
Lounge, Open plan kitchen, Double bedroom, Bathroom/WC with shower
Property is let at by way of an Assured shorthold tenancy £445pcm

76b Ranmoor Road

Two bedroom ground floor apartment including:
Large living kitchen, Double bedroom with bay window, Bedroom 2/dining Room, Bathroom/WC with suite & shower
Property is let by way of an Assured shorthold tenancy at £550pcm

78 Ranmoor Road

One bedroom first floor apartment including:
Lounge, Double bedroom, Bathroom/WC with shower
Property is let by way of an Assured shorthold tenancy at £440pcm

78a Ranmoor Road

One bedroom First Floor Apartment including:
Dining Kitchen, Lounge, Double Bedroom, Bathroom/WC with shower
Property is let by way of an Assured shorthold Tenancy at £395pcm

The Site

The property occupies a site of approximately 0.12ha (0.30 acre) with driveway, gardens and car parking as well as a DOUBLE GARAGE

Tenancy Details

The properties are let by way of Assured shorthold tenancies from various dates with the tenants being responsible for payment of services



JOINT AUCTIONEER & MANAGING AGENTS:

Lewis Wadsworth, 19 Fig Tree Lane, Sheffield, S1 2DJ

EPC Rating

76 C
76a C
76b C
78a B
78b

Copies of the certificates will be available via our website

VIEWING

By appointment with the joint auctioneers Lewis Wadsworth on 0114 273 1121



SOLICITORS

Wake Smith Solicitors Ltd No. 1 Velocity 2 Tenter Street Sheffield S1 4BY