

- **Well modernised vacant apartment**
- **Located on the first & second floors of an inner terrace**
- **Situated in the heart of Woodseats**
- **uPVC double glazing and electric heating**
- **Ready for immediate occupation/letting**
- **Estimated rental value £425pcm (approximately £5,100pa)**
- **Potential for useful investment income**

First Floor Flat

Front sitting room 4.26m x 3.88m
 Dining kitchen 4.59m x 2.87m
 overall
 Under stairs WC with wash basin

VIEWING

By appointment with Jake Bond
 jake@markjenkinson.co.uk
 07715214572

SOLICITORS

Taylor & Emmet LLP
 20 Arundel Gate Sheffield
 S1 2PP

Second Floor

Bedroom 4.28m x 3.86m overall
 with rear facing Velux window &
 built-in wardrobes
 Shower room/WC 2.41m x 1.84m

Outside

Shared rear yard with metal
 staircase to access the flat

EPC Rating G

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

