

# 2 13 & 13A Crookes, Crookes, Sheffield, South Yorkshire S10 1UA

GUIDE PRICE £125,000\*

VACANT SHOP & FLAT

- Stone fronted end of terrace sales shop and flat
- High profile position on the main approach into Crookes
- Ground floor – former barbers shop – 40.84sq m (439sq ft)
- Residential to upper floors
- Suitable for own occupation or investment
- Potential for a number of business uses
- Sales Shop – Total Gross internal floor area – 40.84sq m
- Frontage 3.65sq m
- Depth 8.44sq m
- Sales area 32.26sq m
- Rear area & WC 8.58sq m

## Residential

### First Floor

Sitting room 3.66m x 3.62m

Under stairs store

Kitchen 2.54m x 2.99m

### Second Floor

Bedroom 3.57m x 5.42m with rear dormer window

Shower room/WC

## Outside

Rear yard with access to the first floor flat

## EPC Rating

Full copies of the EPCs will be available to view via our website

## VIEWING

Strictly by appointment with the auctioneers 01142760151 or [reception@markjenkinson.co.uk](mailto:reception@markjenkinson.co.uk)

## SOLICITORS

Banner Jones, Third Floor Abbey House 11 Leopold Street, Sheffield S1 2GY

