

29 60A & 60B Harcourt Road, Sheffield, South Yorkshire S10 1DJ

GUIDE PRICE £240,000–£260,000*

VACANT FLATS

- **Substantial Three storey inner terrace**
- **Prime student letting area**
- **Walking distance of the main University campus & Crookes Valley Park**
- **60a – Three bedroom on ground & first floor**
- **60b – Three bedroom on first & second floor**
- **Potential income in excess of £20,000**

60a

Entrance Hall

Bay Window Living Room 5.88m x 3.89m

Kitchen 4.11m x 2.65m

Bathroom/WC 2.07m X 2.37m with white suite & electric shower

Bedroom 3.01m x 2.64m

First Floor

Landing with built in Cupboard

Front Single Bedroom 2.61m x 2.09m

Front Double Bedroom 3.65m x 2.63m

60b – Located on First Floor

Landing

Living Kitchen 5.11m x 3.94m

Bathroom/WC 2.51m x 1.68m

Second Floor

Landing

Front Bedroom One 3.79m x 2.77m

Rear Bedroom Two 5.40m x 4.17m with Velux window

Outside

Raised forecourt & rear yard with further raised garden area & separate passage way

EPC Rating

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

VIEWING

Mondays 12th, 19th August, 2nd

September at 10am prompt

Wednesdays 14th, 21st, 28th

August at 10am prompt

Friday 30th August at 10am prompt

SOLICITORS Taylor & Emmet LLP

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