



## 4 bed terraced house to buy in S3

Pitsmoor Road, Sheffield, South Yorkshire  
, S3 9AU

**£135,000** Starting Bid

 x4  x4  x1

Tenure

**Freehold**

On Street parking

## Property features

- ✓ Being sold via Secure Sale, Terms and Conditions Apply
- ✓ 4/5 Bedrooms
- ✓ HMO High Yield Investment
- ✓ Excellent Location Near Hospitals
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: Cable
- ✓ Mobile signal: Good

## Description

We are pleased to offer this 4/5 bedroom, 4 bathroom, FREEHOLD terraced home (five bedrooms if using the ground floor living room for HMO purposes).

Located close to Sheffield's Northern General Hospital, and within close proximity to Meadowhall Shopping Centre and good commutable links to Ecclesfield and Sheffield City Centre. The property is conveniently situated close to excellent public transport services, reputable schools and local amenities.

Briefly, the property consists of an entrance hallway on the ground floor, lounge (currently used as a bedroom with an en-suite bathroom), separate fully fitted kitchen, through to a utility room giving access to the cellar and outside to a fully enclosed, private yard. Upstairs are two further double bedrooms, one of which with en-suite, as well as a further single bedroom and the main bathroom. A further staircase to the loft space features a very large bedroom, with large en-suite. The property also features double glazing, gas central heating throughout and nearby on street parking. The property is in need of and redecoration in places and offers an ideal investment opportunity for an individual who can add value to this home from a program of appropriate improvements.

Until recently, the property has been rented as a 4 bedroom HMO, earning circa £18,000 per annum. Equipped with full fire alarm system.

Coded entry locks on most doors.

Electrical Inspection Condition Report valid until 06.08.2029.

Gas Safety Certificate valid until 23.07.26.

Sold without tenants and with vacant possession to the new buyer.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £135,000

Property Type: Terraced House

Parking: On Street

Year built: 1900

Construction materials: Brick and block

Roofing type: Slate tiles

Known property issues: Damp

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Listed property: No

Conservation area: No

Public rights of way: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

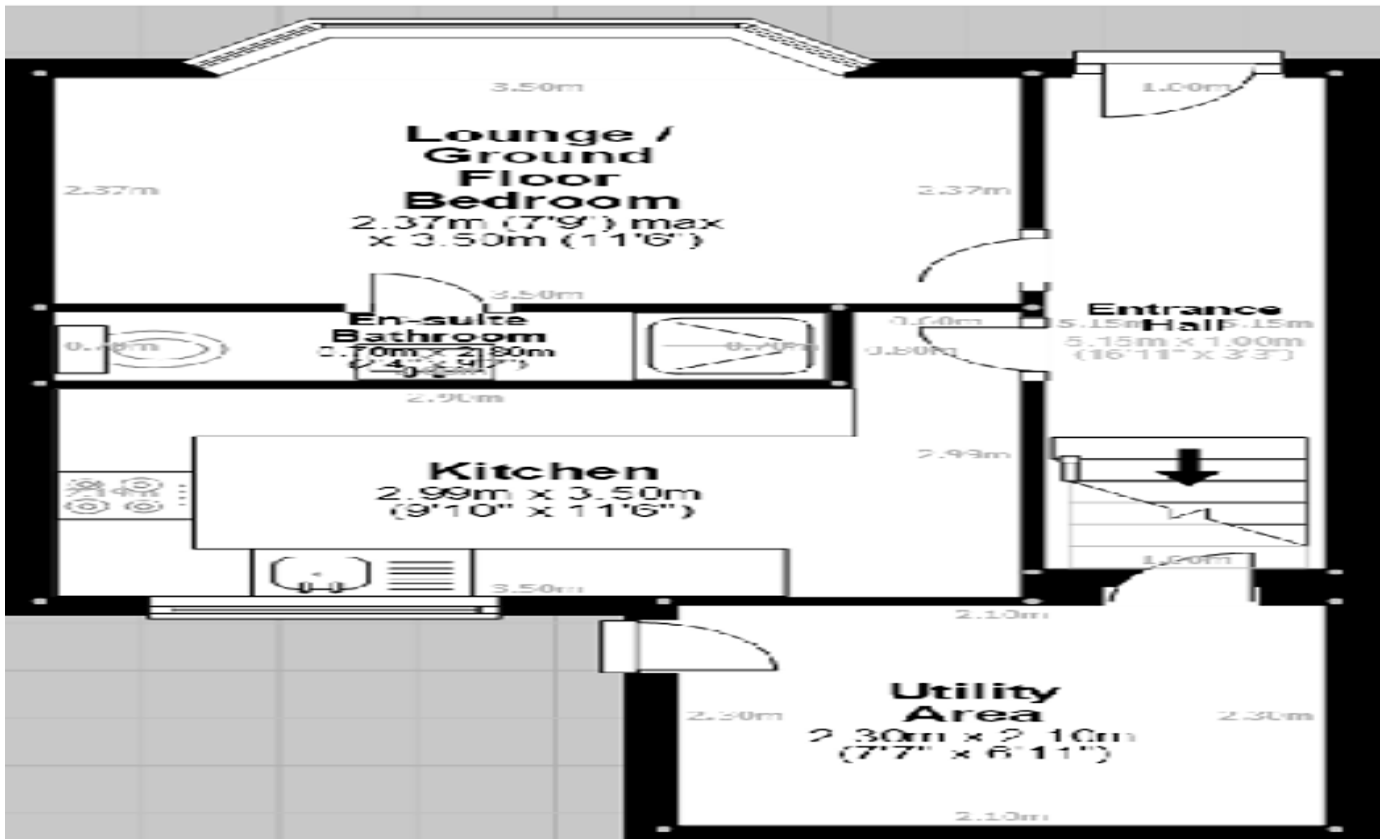
Sewerage: Standard UK domestic

Air conditioning: No

Broadband: Cable

Mobile signal coverage: Good

**GROUND FLOOR**  
Approx. 30.0 sq. metres (323.2 sq. feet)



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Pitsmoor Road, Sheffield, South Yorkshire , S3 9AU

Contact your local branch today for more information on this property:

**235 Church Street, Blackpool, Lancashire, FY1 3PB, <http://www.kenricksestateagents.co.uk/>**

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