



## 4 bed bungalow to buy in S2

200 Norfolk Park Road, Sheffield, South Yorkshire, S2 2UA

**£90,000** Starting Bid

 x4  x1  x1

Tenure

**Leasehold**

Allocated parking

## Property features

- ✓ Being Sold via Secure Sale Online Bidding. Terms & Conditions apply.
- ✓ Four Bedrooms
- ✓ Investment Opportunity
- ✓ Popular Rental Location
- ✓ 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: FTTP (fibre to the premises)
- ✓ Mobile signal: Good

## Description

An excellent investment opportunity situated within the popular Norfolk Park Village development, an area well known for individual room lets and strong rental demand.

This four bedroom bungalow set in a gated community is ideally suited to investors looking to expand their portfolio with a property tailored towards multi-room occupancy.

Currently there is one room occupied paying £395pcm.

Upon entering the property, you are welcomed into a lounge kitchen area featuring a large front facing window which provides plenty of natural light, creating a bright and airy living space.

The property further benefits from four well-proportioned bedrooms, all offering good usable space for tenants. There is also a separate W.C along with a shower room fitted with a shower, pedestal sink, and W.C.

Ideally positioned close to Sheffield City Centre and train station, the property offers excellent convenience for commuters and tenants alike. Norfolk Park Village also benefits from nearby amenities, transport links, and educational facilities like Sheffield Hallam City Campus, making it a consistently popular rental location.

The development was originally built to serve Hallam University as Norfolk Park Student Residences and it is now known as Park Village.

Early viewing is highly recommended to appreciate the investment potential on offer.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 106

Annual Ground Rent Amount: £500.00

Annual Service Charge Amount: £996.00

Price: Starting Bid £90,000

Property Type: Bungalow

Parking: Allocated

Year built: 1970

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: Yes

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: Yes


Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		85
(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 

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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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