



Barber Place Crookesmoor Sheffield S10 1EG
Offers In The Region Of £220,000

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**** INVESTORS ONLY **** TENANTS IN SITU UNTIL JUNE 2023 ** Saxton Mee are delighted to offer for sale this excellent investment opportunity to acquire this fully let, three double bedroom mid-terrace generating an income of circa £12,500 P.A. The property is Article 4 compliant and has uPVC double glazing and gas fired central heating throughout. Briefly, the accommodation comprises: Modern kitchen diner to the rear having a range of wall, drawer and base units. Electric hob and oven, space for a fridge/freezer and sink with mixer tap. Lounge to the front. First floor: Two double bedrooms with shower room and separate W.C. Attic bedroom three with eaves storage.

- IDEAL INVESTMENT
- SOLD WITH TENANTS IN SITU
- FREEHOLD
- VIEWING ADVISED





OUTSIDE

To the rear is a low maintenance, paved courtyard ideal for sitting out.

LOCATION

The property is well served by good local facilities including regular public transport, an array of excellent local amenities and is within easy reach of the University and central hospitals.

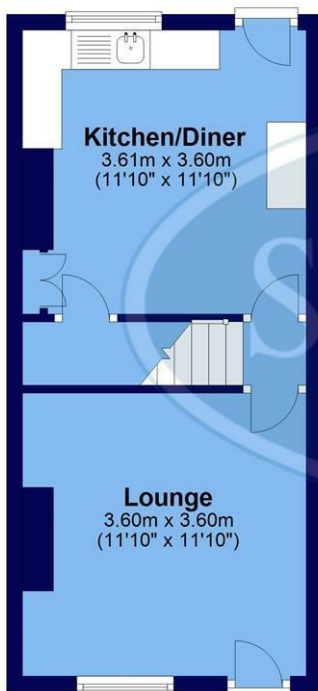
VALUER

Lewis T Hughes MNAEA

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. If there is any point which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. All plans, floor plans and maps are for guidance purposes only and are not to scale. Please note all measurements are approximate and should not be relied upon as exact. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

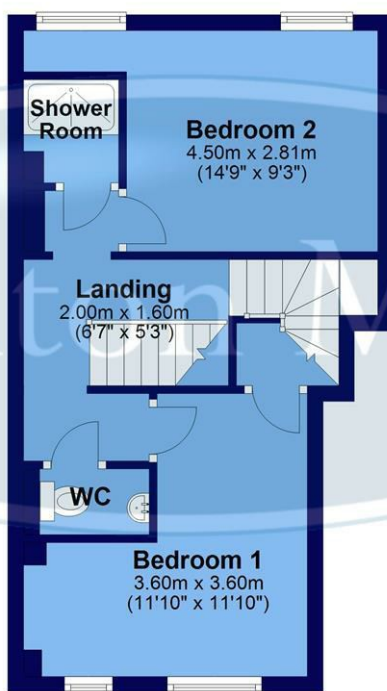
Ground Floor

Approx. 29.6 sq. metres (318.4 sq. feet)



First Floor

Approx. 33.2 sq. metres (357.1 sq. feet)



Second Floor

Approx. 15.8 sq. metres (170.6 sq. feet)



Total area: approx. 78.6 sq. metres (846.1 sq. feet)

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www.saxtonmee.co.uk



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(43-54) E			
(31-42) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(43-54) E			
(31-42) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	