



### 3 bed semi-detached house to

Woodcock Place, Sheffield, Sheffield, S2  
5BW

**£95,000** Starting Bid

 x3  x1  x1

Tenure

**Freehold**

Off Street parking

### Property features

- ✓ Immediate 'exchange of contracts' available
- ✓ Sold via 'Secure Sale'
- ✓ Tenant in situ paying £875pcm
- ✓ Semi-Detached House
- ✓ 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

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £95,000

Northwood are pleased to present this newly painted 3 bedroom property to the market. Situated in a popular residential location, this well-presented three-bedroom end-terrace property offers spacious accommodation throughout and is ideally positioned close to local amenities, the city centre, and excellent motorway links. Offered to investors only, the property presents an excellent investment opportunity with strong rental appeal.

The accommodation briefly comprises of a spacious lounge featuring an attractive fireplace, creating a comfortable and inviting living space. To the rear of the property is a generously sized fitted kitchen/dining room area, complete with a range of wall and base units and ample space for dining and entertaining.

To the first floor are two well-proportioned double bedrooms, a further single bedroom, and a family bathroom fitted with a bath and wash hand basin, with a separate WC located adjacent.

This property is being sold with a tenant in situ, currently achieving £875 per calendar month.

This property benefits from gas central heating, double glazing throughout, and gardens to both the front and rear. The property also enjoys the advantage of a private driveway providing off-road parking. EPC rating: D. Council tax band: A, Tenure: Freehold.

DISCLAIMER: The images supplied were taken prior to the current tenant moved into the property. We recommend carrying out your own inspections.

### Additional Information

EPC Rating:

D

Tenure:

Freehold

Council Tax Band:

A

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £95,000

Property Type: Semi-detached house

Parking: Off Street

Construction materials: Brick and block

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

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water


Sewerage: Standard UK domestic

Air conditioning: No

Broadband: Cable

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>		81
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	
(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 

Woodcock Place, Sheffield, Sheffield, S2 5BW

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

**Regent House Regent Road, Horsforth, Leeds, West Yorkshire, LS18 4NP, [www.letsliveleeds.com](http://www.letsliveleeds.com)**

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