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7 Hartopp Drive, Arbouthorne, Sheffield, South Yorkshire S2 3LL

Guide price\* £50,000–£60,000



**A two double bedroom mid townhouse with parking, ideal for owner occupier or buy to let landlord with £5,640pa projected rental income.**

#### Location

Arbouthorne is well placed for shops, facilities, community centres, medical centre and local amenities. There are excellent road and bus links and the city centre is within easy reach. The area borders Heeley, Meersbrook and Lowfield which have further shops and amenities, schools and parks.

#### Description

The property sits in a cul de sac location in a popular residential area. There are two bedrooms with the front bedroom extending over the passageway (14'9" x 10'7"). The house is vacant has gas central heating, double glazing, driveway to the front and rear garden. Some cosmetic refurbishment is required but will appeal to a

variety of buyers. Blundells projected rental income is £470pcm (£,5640pa) so offering a great return for the investor.

#### Accommodation

**Ground Floor** Entrance lobby and stairs, lounge leading through to a modern style dining kitchen with rear door leading to the garden.

**First Floor** Large double bedroom one (14'9" x 10'7") which extends over the passageway, double bedroom two (11'4" x 9'8") and bathroom/WC in white.

**Outside** Driveway providing off road parking to the front, shared access leads to the rear garden with lawned areas and shed.

#### Tenure

Freehold

#### EPC

Energy Efficiency Rating D

#### Auction Valuer

Lucy Crapper ANAVA

#### Note

The map shown is for approximate identification purposes only and is not to scale. Crown copyright reserved. For more information connected to securing a mortgage on this property please contact Lee Shipman at Blundells, our dedicated auction mortgage consultant, on 0114 218 5818

#### Viewing

Strictly by appointment with joint agent Blundells Woodseats 0114 345



0551 For any other auction enquiries please call the auction team on 0114 254 1185