

LOT

18

14 Sheldon Road, Nether Edge, Sheffield S7 1GW

Guide price\* £195,000+



## A substantial 7 roomed semi-detached house offering residential investment in a prime location and sought after suburb in Sheffield

### Location

Nether Edge is a highly regarded and sought after location with families and young professionals alike. The area has a wealth of local amenities, facilities, community groups, shops, restaurants, cafes, schools and a number of parks. The area is well served by supermarkets, gyms and recreational facilities, bus and road links to and from the city centre.

### Description

A generous stone front semi-detached house offering the buyer a substantial opportunity to purchase a residential investment in a prime location in Sheffield. The house currently has 7 rooms which are now either vacant or currently let by

way of AST with one tenant being long term sitting tenant (please see legal pack for further information). Cumulatively the units when fully let generated around £20,000PA and after a programme of refurbishment this may see some growth so buyers are asked to make their own enquiries in this respect. The bedsit style rooms in the main house share bathrooms/W.C. while the ground floor flat to the rear is self-contained. All the rooms have a small kitchenette area, wall mounted electric panel heaters and the majority of the windows are UPVC double glazed. There are front and rear gardens and off road parking to the rear. The house does now require a scheme of modernisation



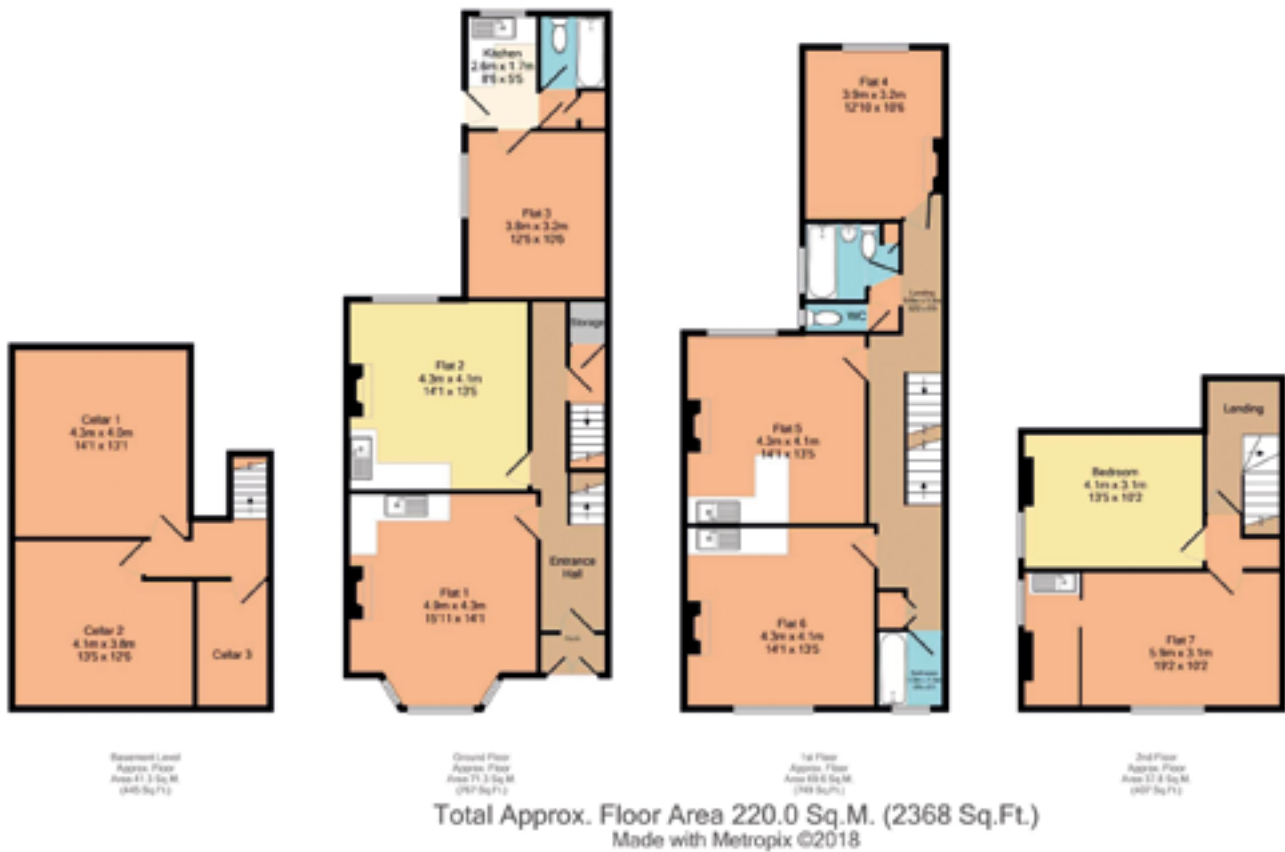
and refurbishment to bring up to current standards but offer plenty of scope and potential and many of its original features remain in situ.

### Accommodation

#### Ground Floor

Communal entrance lobby and hallway giving access down to cellars and stairs to the first floor. Room 1 – Bay windowed bedsit with kitchenette area. Tenanted. Room 2 – Rear facing bedsit with kitchenette area. Vacant. Room 3 – Self-contained unit

with dual access from rear and also a door within the main building. Living space/bedroom area, separate kitchenette and bathroom/W.C. Tenanted.



### First Floor

Communal landing areas and stairs to the upper floor. Room 4 – Currently used as a store/office not a bedsit. Room 5 – Rear facing bedsit with kitchenette area. Vacant. Room 6 – Front facing bedsit with kitchenette area and needing full refurbishment. Vacant. Communal separate W.C and two Bathrooms one with additional W.C.

### Second Floor

Landing area extending into the eaves. Room 7 – Living space with kitchenette area, separate bedroom. Tenanted.

### Outside

Front garden with shrub and plant flowerbeds. Path to the front. Shared access with neighbouring property to the side leading to the rear where there is an area to park, rear garden and outhouse.

### Tenure

Freehold and Leasehold, please see legal pack for further information.

### EPC

Energy Efficiency Rating F

### Auction Valuer

Lucy Crapper ANAVA

### Note

For more information in connection with the tenancy agreements please refer to the legal pack available online.

### Viewing

Strictly by appointment with joint agent Blundells Banner Cross 0114 268 3333 For any other auction enquiries please call the auction team on 0114 2541185 Appointments must be made to view via Blundells, please do not attempt to view direct, you will be turned away.

