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18 Bankwood Close, Gleadless Valley, Sheffield S14 1LW

**Guide price\* £60,000–£70,000**



**A well-proportioned three bedroomed three storey townhouse presented to a high standard and offering interest to landlords or residential buyers alike.**

#### Location

The house is located in the ever so popular area of Gleadless benefitting from local shops, schools, amenities, community facilities and bus and road transport links with the B6388 Gleadless Road connecting Heeley to Gleadless Townend.

#### Description

A three bedroomed three storey townhouse presented to a high standard throughout and therefore being of interest to not only the residential buyer look for a quick purchase but also the but to let investor landlord looking for a long term rental investment. Blundells projected rental figures iro £550pcm £6600pa. The house has gas central heating, UPVC double glazing, modern kitchen and bathroom, versatile workshop

room, enjoys superb views over Sheffield from the balcony and also features a decked outside area. Early viewing is advised.

#### Accommodation

**Ground Floor**  
Entrance porch with versatile workshop room having internal and external doors, separate garden room leading to the outside space, attractive dining kitchen having wood effect shaker style units including an electric oven, hob and extractor. Off the kitchen is a storage pantry & separate utility room.

#### First Floor

Landing, well presented living room with balcony enjoying superb views over Sheffield, master bedroom and family bathroom/W.C. with modern suite in white.

#### Second Floor

Landing and two further good sized double bedrooms with views.

#### Outside

The property has a lovely enclosed garden with decking area and storage hut.

#### Tenure

Freehold

#### EPC

Energy Efficiency Rating D

#### Auction Valuer

Lucy Crapper ANAVA

#### Note

For more information connected to securing a mortgage on this property please contact Matthew Wood at Blundells, our dedicated auction mortgage consultant, on 0114 2753853 or 07713 569580.



#### Viewing

Strictly by appointment with joint agent Blundells Gleadless 0114 2655767 For any other auction enquiries please call the auction team on 0114 2541185