

LOT

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17 Ashwood Road, Parkgate, Rotherham, South Yorkshire S62 6HR

Guide price\* £40,000+



**A two double bedroomed mid terraced house in a popular area generating £5,200pa. Would suit landlord buyer and investor.**

#### Description

A two double bedroomed mid terraced house currently let by way of assured shorthold tenancy agreement (tenant holding over) generating £5,200pa. The property extends over the passageway to allow for well-proportioned bedrooms and has an off shot kitchen layout. The property has some double glazing and central heating (not tested). External viewings only.

#### Location

Parkgate is a suburb of Rotherham a popular residential area. The house is within easy access of Parkgate Retail Park, along local shops, amenities, hot food outlets and bars. There are a number of leisure facilities in the area, with easy access to the M1 and

M18 linking to Sheffield and Doncaster, ample bus routes run through the centre of Parkgate and Rotherham train station is within reach.

**Ground Floor** Lounge, dining room, off shot kitchen and ground floor bathroom/WC. The property has a cellar.

**First Floor** Two double bedrooms and bathroom/WC.

#### Outside

Forecourt front garden and yard to rear.

#### Tenure

Freehold

#### EPC

Energy Efficiency Rating D

#### Auction Valuer

Lucy Crapper ANAVA



#### Note

Blundells Auctions have been unable to gain access to this property prior to marketing; the information provided is for guidance purposes only and may not be accurate.

#### Viewing

Please contact our joint agent Blundells Rotherham 01709 310336 No access will be given by the tenant. External viewing only to the site in daylight hours. For any other auction enquiries please call the auction team on 0114 254 1185