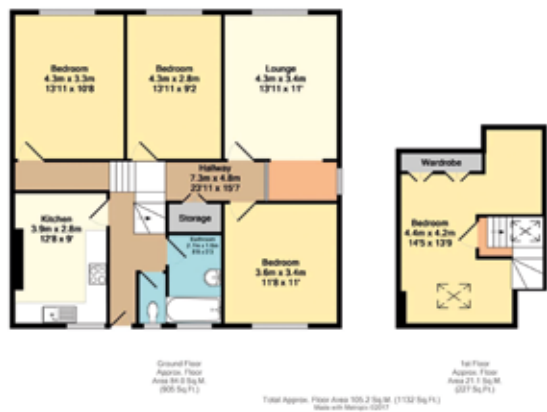


LOT

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148a Derbyshire Lane, Norton Lees, Sheffield S8 8SE

Guide price\* £80,000–£100,000



**Rental investment opportunity in a popular area generating around £7800pa but has achieved around £10,200 previously.**

**Location**

Situated in a popular area to the east of Woodseats in Sheffield. The area offers a wealth of local amenities and facilities; excellent public transport and road links to and from the city centre and is close by to recreational facilities and parks.

**Description**

A spacious four double bedroom duplex apartment situated on a corner plot, located in the popular suburb of Norton Lees. The fully furnished flat has the benefit of gas central heating with a boiler that was installed in 2016, double glazing, single garage and off street parking and large gravelled yard. Currently let by way of an AST until September 2017 and generating £7800pa,

when the property was let on a room by room let basis is brought in around £10,200pa. The property is located above a shop and includes accommodation over two floors.

**Accommodation**

**Ground Floor** External access

**First Floor** Entrance hallway, fitted kitchen, spacious lounge/ dining room, bathroom with separate toilet and three double bedrooms and large storage cupboard.

**Second Floor** One double bedroom

**Outside** Externally is a large gravelled yard ideal for entertaining and single garage and off street parking.

**Tenure**

Leasehold

**EPC**

Energy Efficiency Rating E

**Note**

Plans shown are for information only and are not to scale. Photographs taken prior to tenants moving in.

**Auction Valuer**

Lucy Crapper ANAVA

**Viewing**

Strictly by appointment with joint agent Blundells Auctions 0114 254 1185 or at weekends Blundells Woodseats 0114 255 5651

