

LOT

14

17 Albany Street, Rotherham, South Yorkshire S65 2AE

Guide price* £45,000+



A well proportioned two bedroom end terraced home previously generating £4750 PA and to suit landlord buyer

Location

Clifton is located within easy reach of Rotherham Town Centre with all its excellent amenities and facilities. There are numerous local bus routes and road links and is within easy reach of the train station. Clifton also has further local shops and facilities, recreational facilities at Clifton Park and Clifton Park Museum and the property is also within commutable distance to both Rotherham College and also Rotherham General Hospital

Description

The end terrace is well proportioned with two bedrooms, gas central heating, UPVC double glazing and has been modernised and updated in the last 2 years. The property was

previously let generating £395 PCM / £4750 PA but is now vacant.

Accommodation

Ground Floor Lounge, Inner lobby with stairs to the first floor' dining kitchen with modern style fitted units, door to the rear and access to the cellar.

First Floor Landing with access to the loft space, bedroom 1, bedroom 2 and bathroom/W.C

Outside On street parking, no front garden, enclosed rear courtyard style garden with gated side access.

Tenure

Freehold

EPC

Energy Efficiency Rating E

Auction Valuer

Lucy Crapper ANAVA

Note

Plans shown are for information only and are not to scale.

Viewing

Strictly by appointment with joint agent Blundells Auctions 0114 2541185 or at weekends Blundells Rotherham 01709 310336

