

LOT

2

110 Pitt Street, Kimberworth, Rotherham, South Yorkshire S61 2PB

Guide price* £45,000–£55,000



A well proportioned two bedroom end terraced property with off shot layout now requiring some refurbishment and remedial work

Location

Located in the popular area of Kimberworth, close to amenities, local schools, transport links and easy access to an array of motorway networks and Sheffield's famous Meadowhall shopping precinct.

Description

A well proportioned two bedroom end terraced property having gas central heating, en suites to the bedrooms, is vacant, off shot layout, double glazing and rear garden. The property will appeal to landlords or residential buyers with property experience wanting a new project. The house now requires improvement and some remedial work but once done will offer the buyer

a great buy to let opportunity or home. Projected rental income from Blundells is iro £450PCM/ £5400PA therefore offering a 10% return.

Accommodation

Ground Floor Lounge with bay window and feature fireplace, dining room with access to the cellar, modern fitted kitchen.

First Floor Master bedroom with en-suite bathroom and the second bedroom with en-suite shower room.

Outside To the front of the property is a path to the front door and shrubs. To the rear of the property there is a red brick outhouse having storage and plumbing, courtyard patio seating area, lawn area, garden path, shrubs,

flowerbed borders and is enclosed by fencing and walls.

Tenure

Freehold

EPC

Energy Efficiency Rating D

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

