

LOT

8

11 Blayton Road, Sheffield S4 7DH

Guide price\* £65,000+



## An extended three bedroom terraced house offering a superb buy to let investment opportunity

### Location

The property enjoys a convenient location within Pitsmoor close to the bus route with a selection of shops a short distance away. The area boasts a selection of local shops, amenities, community centres, park, schools and good transport links. The area is popular with families and young professionals alike.

### Description

A 3 bedroom mid terrace property with rear extension having the benefit of gas central heating and double glazing and new roof in recent times. The property is currently let by way of an AST tenancy generating £6240 PA but Blundells suggest this could be increased around £6600PA with a

rental review. The house is neutrally decorated but does require some basic cosmetic improvement but viewing is advised to appreciate its generous size and layout. There is a modern fitted dining kitchen with stainless steel appliances, modern bathroom and large attic bedroom.

**Ground Floor** Lounge with open style fireplace and exposed floorboards, inner lobby and stairs, modern dining kitchen with stainless steel appliances, extension with utility room/porch.

**First Floor** Bedroom one with built in wardrobe, bedroom two with storage and a bathroom with white suite.

**Second Floor** Spacious landing to the attic bedroom which is of good size with eaves storage, dormer window to the rear and skylight window to the front.

**Outside** On street parking and rear yard.

**Tenure**  
Freehold

**EPC**  
Energy Efficiency Rating E

**Auction Valuer**  
Lucy Crapper NAVA

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



### Viewing

Strictly by appointment with joint agent Blundells Auctions 0114 2541185 or Blundells Chapeltown 0114 3450576