

LOT

15

10 Goathland Road, Woodhouse, Sheffield S13 7RS

Guide price\* £100,000+



**A well-proportioned three bedroom semi-detached ideal for a family and requiring some updating but offering potential.**

**Location**

Located in the popular area of Woodhouse to the southeastern part of the city. Woodhouse is well placed for a wide range of local amenities, community centres, shops and schools. The area is well served by a good bus service, road and rail links.

**Description**

A vacant and well-proportioned three bedroom semi-detached home benefitting from uPVC double glazing, gas central heating and driveway providing off road parking. This traditional style house will appeal to family buyers wanting a project or local builders and investors wanting a buy to let option. Viewing is recommended.

**Accommodation**

**Ground Floor** Entrance hallway leading to lounge with bay window and feature fireplace, dining room and kitchen.

**First Floor** Landing, master bedroom with bay window, a second double bedroom, bedroom three, bathroom with freestanding shower cubicle, sink and WC set into a vanity base unit in white.

**Outside** There is a garden to the front and lawned garden to the rear. Driveway provides off road parking.

**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 Gleadless 0114 265 5767 For any other auction enquiries please call the auction team on 0114 254 1185

