

# HUNTERS®

HERE TO GET *you* THERE

2 Lowedges Drive, Sheffield, S8 7LT

£70,000

Property Images



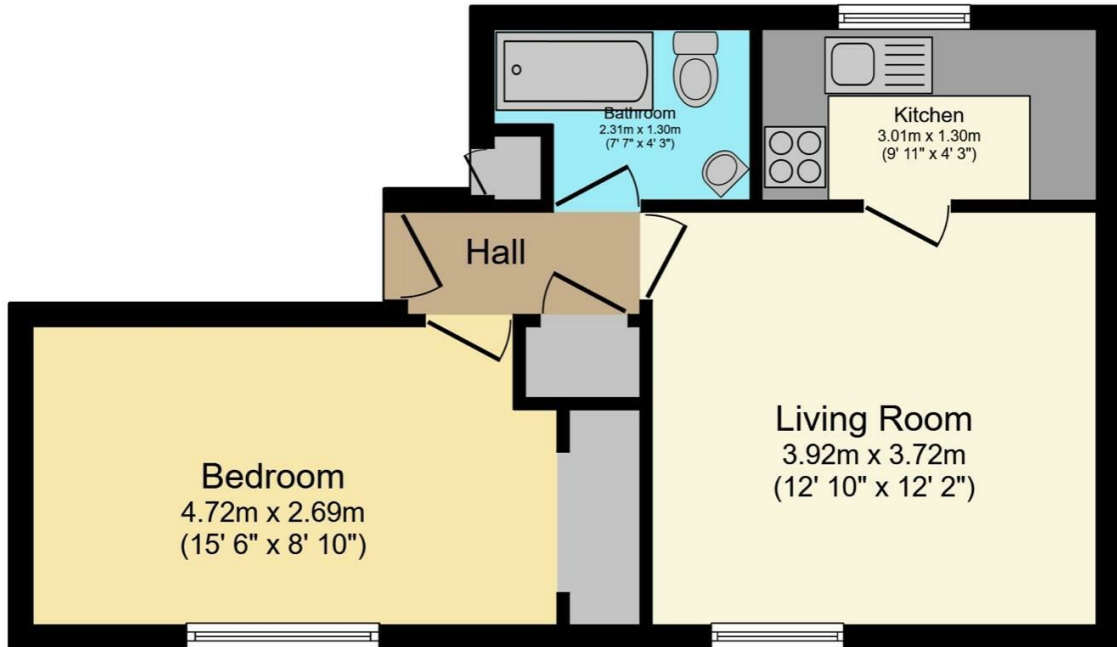
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## Property Images



## Floorplan



Total floor area 41.0 sq.m. (441 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

## EPC

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		73	76
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

## Map



## Details

Type: Flat - Purpose Built Beds: 1 Bathrooms: 1 Receptions: 1 Tenure: Leasehold

## Summary

Located in the residential area of Lowedges Drive, this charming one-bedroom ground floor flat presents an excellent opportunity for both investors and first-time buyers. Offered for sale with no onward chain, the property is currently tenanted, generating a monthly rental income of £550, which equates to a remarkable gross yield of 9.5%.

The flat is neutrally decorated throughout, providing a blank canvas for personal touches. Upon entering, you are welcomed by a communal entrance leading to your private entrance. The spacious living room is complemented by a separate kitchen, which is equipped with a wall-mounted gas-fired combination boiler, as well as ample space for a cooker and matching wall and base units, making it both functional and inviting.

The double bedroom features built-in storage, ensuring that space is maximised, while the bathroom is fitted with a clean, white suite, offering a fresh and modern feel.

This property not only serves as a sound investment but also as a perfect starter home for those looking to step onto the property ladder. With its convenient location and attractive features, this flat is sure to appeal to a wide range of buyers. Don't miss the chance to make this delightful property your own.

## Features

• One bedroom • Current rental income £550 PCM 9.5% gross yield • Ground Floor • Separate kitchen and living area • Communal grounds • Ideal for a first time buyer or investor • No onward chain • Energy Performance Rating C