

### Viewings

Viewings by arrangement only.  
Call 0114 4830038 to make an appointment.

### Vendors Comments

Add text here

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			82
(69-80) <b>C</b>			
(55-68) <b>D</b>		62	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

**JC SALES & LETTINGS**

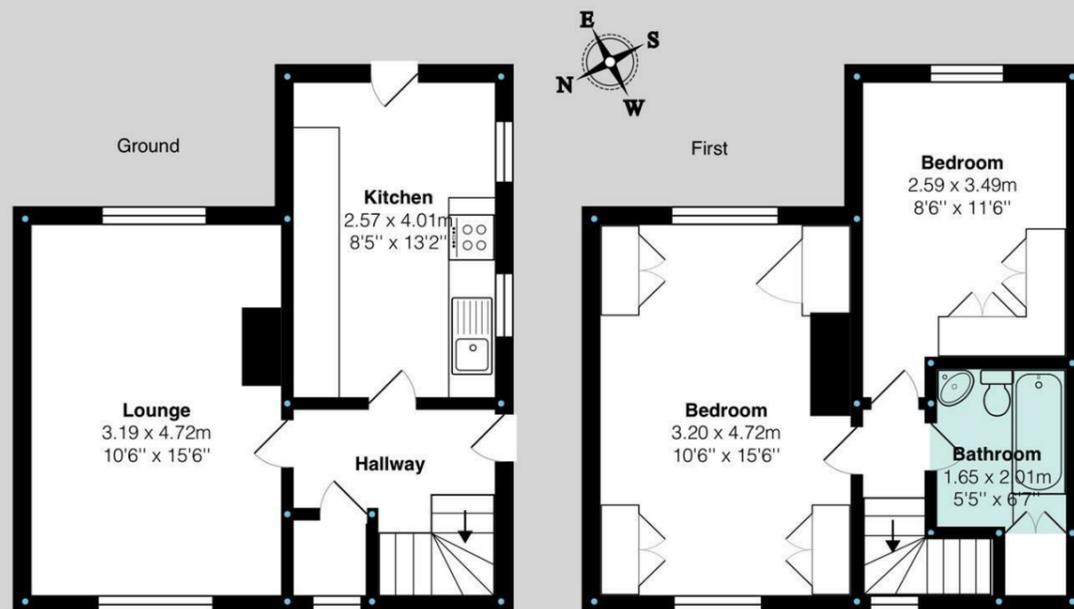
Tel: 0114 483 0038

E-mail: [sales@jc-salesandlettings.com](mailto:sales@jc-salesandlettings.com)

Website: [www.jc-salesandlettings.com](http://www.jc-salesandlettings.com)



48 Carrill Road, Sheffield, S6



Total Area: 65.4 m<sup>2</sup> ... 704 ft<sup>2</sup>

All measurements are approximate and for display purposes only

### 48 Carrill Road, Sheffield, S6 1BD

Asking price £140,000

- Available with no vendor chain
- Popular Fox Hill, Sheffield location
- Great buy-to-let investment potential
- Driveway for off-road parking
- Internal inspection highly recommended
- Freehold two-bedroom semi-detached home
- Ideal first time buyer property
- Close to local amenities
- Well proportioned property
- EPC Grade D

# 48 Carrill Road, Sheffield S6 1BD

An excellent opportunity to acquire this WELL PROPORTIONED TWO BEDROOM SEMI-DETACHED HOME, ideally positioned in the popular residential area of FOX HILL, SHEFFIELD. Perfect for a FIRST TIME BUYER or BUY-TO-LET INVESTOR, the property enjoys a convenient location close to a host of LOCAL AMENITIES, public transport links and commuter routes. The accommodation is neatly arranged and in brief comprises: entrance hall, lounge and kitchen to the ground floor. To the first floor are two bedrooms and a bathroom / WC. Externally, the property benefits from a DRIVEWAY PROVIDING OFF ROAD PARKING, with further outside space to enjoy. Offered to the market with NO ONWARD CHAIN and FREEHOLD, this is a fantastic purchase with strong appeal for both owner occupiers and landlords alike. An early viewing is highly recommended to avoid disappointment. EPC Grade D.



Council Tax Band: A

