



### 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)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	57	73
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Tel: 0114 483 0038  
E-mail: sales@jc-salesandlettings.com  
Website: www.jc-salesandlettings.com



### 37 Wansfell Road, Sheffield, S4 8BE

Asking price £110,000

- Three-bedroom end terrace investment property
- Currently achieving £800 PCM / £9,600 PER ANNUM
- Two reception rooms and two bathrooms
- Three double bedrooms
- Very close to Meadowhall Shopping Centre
- Sold with tenant in situ
- Spacious accommodation over three floors
- Off shot kitchen
- Great access for Northern general hospital
- En-suite to principal bedroom



# 37 Wansfell Road, Sheffield S4 8BE

AN EXCELLENT OPPORTUNITY to acquire this three bedroom END TERRACE investment property, offered to the market with a TENANT IN SITU and currently producing £800 per calendar month. This makes it an appealing purchase for landlords and investors seeking an immediately income-generating property. The property offers well proportioned and versatile accommodation arranged over three floors. To the ground floor is an entrance hall, bay-windowed lounge, second reception room, kitchen and a downstairs bathroom / WC. To the first floor there are two good-sized double bedrooms, one of which benefits from an en-suite shower room / WC. A spacious attic room to the second floor provides additional flexibility and further enhances the overall accommodation. Externally, the property enjoys a rear garden, offering useful outside space. This property is very well placed for a host of local amenities, shops, schools and public transport links, and is also conveniently located for Meadowhall Shopping Centre and the motorway network, which makes it well positioned for both tenants and commuters alike. With generous internal space, a convenient location and established rental income from day one, this is a fantastic opportunity for any buyer looking to expand or begin their investment portfolio. EPC Grade = D



Council Tax Band: A

