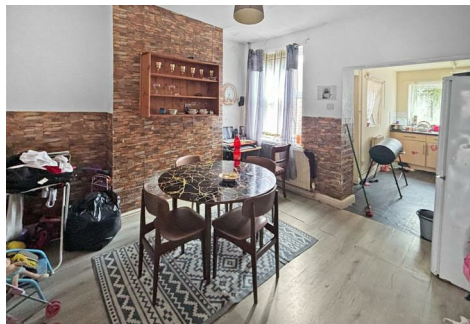
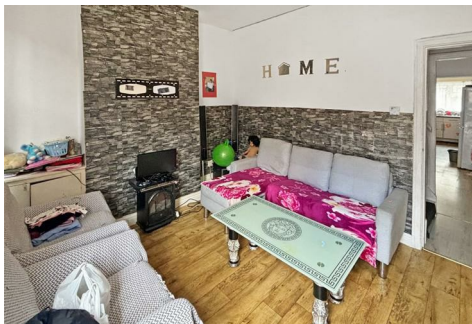




# RE/MAX

## PROPERTY HUB



**35 Lindley Street, Rotherham, S65 1RS**

**Asking price £50,000**

A fantastic opportunity for landlords and investors to expand their portfolio with this two bedroom mid terrace, just a short walk from Rotherham Town Centre. With a tenant in situ paying £495 per month, the property generates an impressive annual yield of 11.8%. Featuring two bedrooms, a bathroom, 2 reception rooms and a kitchen, this property is ready for immediate investment. Don't miss out—schedule your viewing today!

EPC Rating C  
Council Tax Band A  
Leasehold

#### Living Room 10'5" x 11'7" (3.20 x 3.55)

Entrance via a upvc front door, laminate flooring, upvc double glazed window to the front elevation and a radiator.

#### Dining Room 11'7" x 11'3" (3.54 x 3.43)

An extra reception room with laminate flooring, upvc double glazed window to the rear elevation, a radiator and access to the kitchen.

#### Kitchen 6'0" x 11'8" (1.83 x 3.56)

With a range of wall and base units, laminate work tops, tiled backsplash, stainless steel sink and drainer. There is 2 double glazed upvc windows to the rear elevation and access to the rear garden via a upvc door.

#### Bedroom 1 10'7" x 11'8" (3.23 x 3.56)

A double bedroom with carpeted flooring, double glazed upvc window to the front elevation and a radiator.

#### Bedroom 2 11'5" x 6'6" (3.48 x 2.00)

A single bedroom with carpeted flooring, a double glazed upvc window to the rear elevation, a radiator and storage cupboard.

#### Bathroom 4'9" x 8'2" (1.45 x 2.49)

With lino flooring, tiles surrounding the bath, a wash hand basin and low flush w.c. There is a double glazed window to the rear elevation and a radiator.

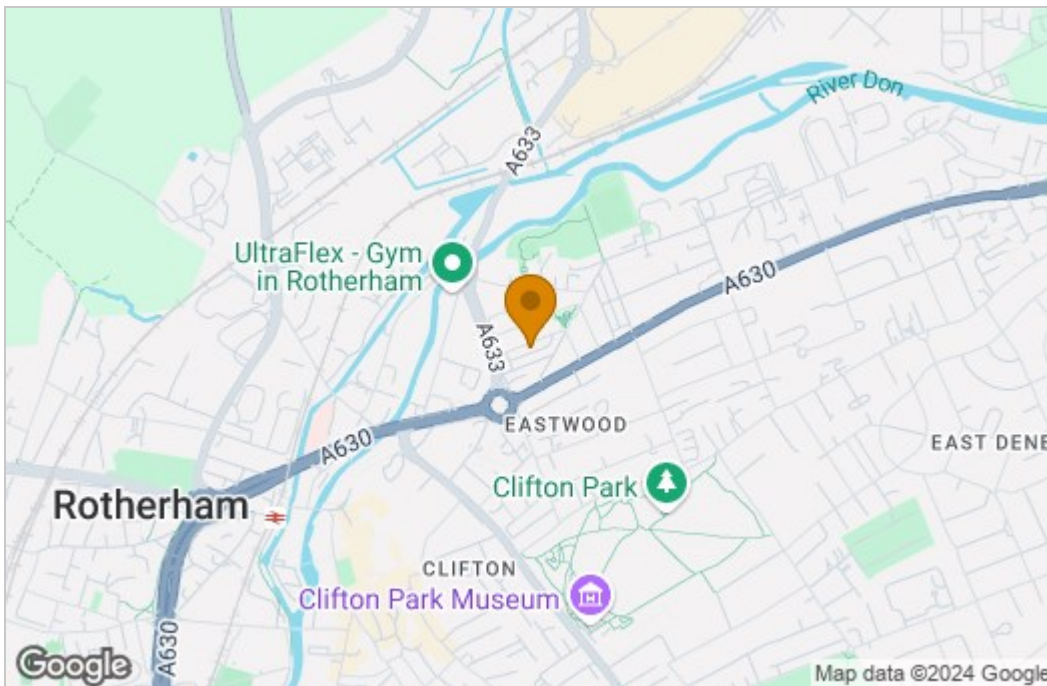
#### External

To the rear there is a low maintenance, secure garden with walled boundaries.

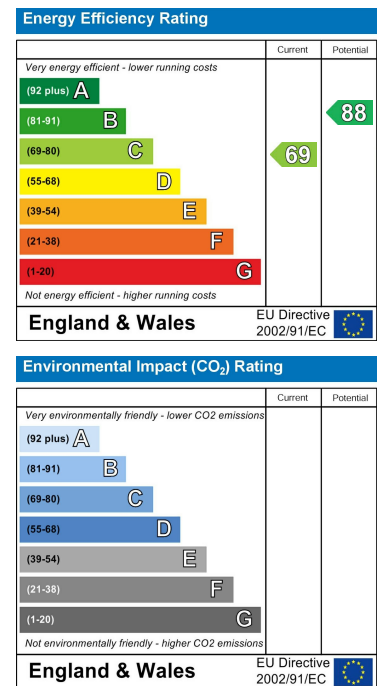
# Floor Plan



# Area Map



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.