

# 48, Leader Road

Sheffield, S6 4GH

# Description

A brick built, mid terraced property which benefits from a larger than average rear garden. Although requiring a general scheme of modernisation it is suggested that with a little TLC this property would be perfect for the first time buyer market or perhaps investors looking for a buy to let. Situated in a desirable location, a short walk away from the pretty park and Hillsborough's excellent local shops and transport links into the city.

- Three bedrooms.
- Bathroom.
- Offshot kitchen.
- Low maintenance, larger than average, end of run rear garden with shed.
- No onward chain.
- Dining room.
- Sitting room.
- Gas central heating.
- UPVC double glazing.
- EPC E, Council Tax Band A and long leasehold (800 years from 1960).















GROUND FLOOR



1ST FLOOR





2ND FLOOR











#### Bakewell

3 Royal Oak Place Matlock Street Bakewell DE45 1HD T: 01629 700699 E: bakewell@elr.co.uk

#### **Banner Cross**

888 Ecclesall Road **Banner Cross** Sheffield S11 8TP T: 01142 683388 E: bannercross@elr.co.uk

## Dore

33 Townhead Road Sheffield S17 3GD T: 0114 2362420 E: dore@elr.co.uk

#### Hathersage

Main Road, Hathersage Hope Valley Derbyshire S32 1BB T: 01433 651888 E: peakdistrict@elr.co.uk

## Rotherham

149 Bawtry Road Wickersley Rotherham S66 2BW T: 01709 917676 E: wickersley@elr.co.uk



All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Eadon Lockwood & Riddle for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.