



20 Rockcliffe Road, Rawmarsh
Guide Price: £90,000 to £100,000



This Spacious Two Bedroom Mid Terrace House is ideally situated for all local amenities including Parkgate Shopping Centre and excellent Transport Links. An ideal opportunity for INVESTORS OR FIRST TIME BUYERS, this property comprises: Gas fired central heating system, Two Reception Rooms, Fitted Kitchen with built in Oven and Hob. Upstairs you will find a Family Bathroom, Two Double Bedrooms, One of which being a Larger than Average Double Bedroom which has the potential to be converted into 2 Rooms, making the property a Three Bedroom House. Outside you will find a Low maintenance Garden to rear, Side Gate access and Useful Out Building Storage. The property is in need of some TLC, so priced accordingly to reflect this. **** Viewing Strongly Advised - STRICTLY BY APPOINTMENT ****



ACCOMMODATION

- **ATTENTION INVESTORS or FIRST TIME BUYERS**
- **Two Bedroom Mid Terrace House**
- **Low Maintenance Garden with Outbuilding**
 - **Fitted Kitchen**
 - **No Onward Chain!**
 - **Potential Yield of 9.7%**
- **Option to convert into THREE Bedrooms**
- **On Street Parking**



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FOR YOUR NEXT MOVE...

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Energy Efficiency Rating		Current	Potential
More energy efficient - lower running costs			
(92+) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.RPCA.CO.UK			

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