



12 Shiregreen Lane, Sheffield, S5 6AA Offers in excess of £145,000

Goodmove are delighted to present this beautiful two bedroom (plus loft room) semi detached house for a quick sale.

This property presents a fantastic investment opportunity and it is sold with a tenant in situ and generates a healthy yield of 8.7% (6.2% net).

Accommodation briefly comprises a welcoming entrance hall, cosy lounge, dining room and kitchen. To the first floor, there are two good size bedrooms, house bathroom. Stairs then lead to the loft room which provides a useful storage space. Outside there is a lovely courtyard style garden.

Situated in the popular residential area on the outskirts of Sheffield, on Shiregreen Lane in Wincobank. With an enclosed aspect to the rear. Situated within walking distance to an excellent range of local amenities, schools catchment, local doctors surgery, great pubs/restaurants, a short distance to the M1 motorway networks, Sheffield, Barnsley, The Peak District, Meadowhall, regular public transport links, nearby train station and walking distance to the local park.

The property has been attractively priced and we invite all buyers in a position to proceed to view. Please call for more information.



Disclaimer

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

