



### 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		55	76
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

**JC SALES & LETTINGS**

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49 Rosedale Road, Sheffield, S11 8NW

£240,000

- No Chain
- Attention Investors or Owner Occupiers
- Two Bathrooms
- EPC Grade D
- Over Three Floors Of Accomodation
- Highly Sought After Location
- Close To A Host Of Local Amenities
- Rear Courtyard
- Currently Rented for £18,928 Per Annum
- Excellent Public Transport Links

# 49 Rosedale Road, Sheffield S11 8NW

**\*\* NO CHAIN \*\***

Nestled in the vibrant area of Ecclesall Road, is this **FOUR BEDROOM** mid-terrace house. The property is currently used as a **STUDENT RENTAL** with a current annual income of £18,928. The property is ideal for **INVESTORS** or owner occupiers. Having accommodation over three floors the property also boasts **TWO BATHROOMS** and a **RECENTLY REFURBISHED REAR GARDEN!**

The **REAR GARDEN** offers a private outdoor space and is close to local amenities such as cafes, bars and independent shops making this ideal for those who appreciate both convenience and community.

In brief the accommodation comprises of: Kitchen, living room and dining room to the ground floor. to the first floor are two bedrooms and two bathrooms with a staircase leading to the second floor with a further bedroom.

To the rear of the property is an enclosed low maintenance yard.

EPC Grade D



Council Tax Band: B

