



Spencer.

186, Pomona Street, Off Ecclesall Road, S11 8JL

## Buy —

Ideally located extended three bedroom, traditional mid terrace property ideal for a first time buyer or as an ongoing rental investment opportunity.

— from *Spencers.*

- Available with no onwads chain
- Three bedroom traditional terrace
- Ideal for first time buyers or rental investment
- Possible four bedroom rental investment under Article 4
- Extended kitchen diner /living space
- Excellent location close to amenities and transport links
- Current annual income 25/26 £14,352 to three tenants
- Council Tax Band-B
- EPC Rating -D
- [What3words:///shaped.editor.actin](https://www.what3words.com/#!/shaped.editor.actin)



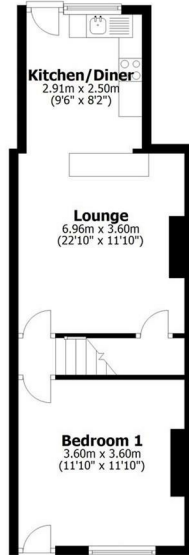
**£210,000**



# Floorplan

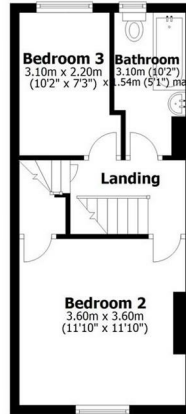
## Ground Floor

Approx. 38.1 sq. metres (410.1 sq. feet)



## First Floor

Approx. 30.6 sq. metres (329.2 sq. feet)



## Second Floor

Approx. 20.9 sq. metres (224.8 sq. feet)



Total area: approx. 89.6 sq. metres (964.1 sq. feet)

All measurements are approximate  
Yorkshire EPC & Floor Plans Ltd  
Plan produced using PlanUp.

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All enquiries and negotiations conducted via the Spencers office. We are obliged under the Estate Agent Act 1991 to qualify all offers and an independent mortgage consultant will speak to you to substantiate your details. The particulars are set out as a general outline only for guidance and do not constitute part of an offer or contract. Measurements are given in good faith and believed to be correct. Any prospective buyer should satisfy themselves as to the correctness of all statements and should not rely on them as representation of fact. No person in the employment of Spencers has any authority to make or give representation or warranty whatever in relation to this property.

Viewing: Via the Agents  
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