



£95,000 OIRO

Ellesmere Terrace, Rotherham

End of Terrace | 2 Bedrooms | 1 Bathroom

01709 912730



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Step Inside

Key Features

- FABULOUS First Time Buyer/ Growing Family Home
- MUST BE VIEWED!
- Modern Bathroom
- Open Plan Kitchen/ Diner
- Rear landscaped Garden
- Tastefully Presented Throughout
- Two Bedrooms
- Cul De Sac Position
- Potential Yield of Over 8% with a tenant in Situ.

Property Description

ATTENTION INVESTORS THIS ONE MAY INTEREST YOU...WITH A POTENTIAL YIELD OF OVER 8% WITH A TENANT IN SITU...!

Uflit would like to welcome to the market this two bedroom property tastefully blending into this quiet and popular area of Clifton . This deceptively spacious property with a tenant in situ.

Main Particulars

ATTENTION INVESTORS THIS ONE MAY INTEREST YOU...WITH A POTENTIAL YIELD OF OVER 8% WITH A TENANT IN SITU...!

Uflit would like to welcome to the market this two bedroom property tastefully blending into this quiet and popular area of Clifton . This deceptively spacious property is tastefully presented throughout and comes to market with a potential tenant in situ. The property boasts a cosy porch, modern lounge leading to a fitted kitchen/ diner. To the first floor two bedrooms and a modern family bathroom. To the outside an attractive frontage and to the rear an enclosed beautifully appointed landscaped garden. Located in the heart of Clifton close to local amenities, excellent transport links and schools and just a stone's throw away from the park. If you want to climb onto the property investment ladder we've found the perfect house for you. Don't Delay CALL UFLIT TODAY 01709 912730

Council Tax Band: Rotherham A

Tenure: Freehold

Porch w: 1m x l: 1.2m (w: 3' 3" x l: 3' 11")

Entering through a glazed solid wood door with a front facing window to a light and cosy porch with vinyl flooring.

Lounge w: 3.6m x l: 3.6m (w: 11' 10" x l: 11' 10")

Entering through a glazed upvc door to a modern spacious lounge with a a decorative fire place with marble façade, a front facing upvc window allowing an abundance of light to flow through whilst a radiator adds warmth and a bespoke storage unit adopts the chimney breast. Laminate flooring seamlessly flows throughout and and a door opens to carpeted stairs leading to the first floor accommodation with a further door leading to the kitchen dining area.

Kitchen w: 3.6m x l: 4m (w: 11' 10" x l: 13' 1")

A fitted kitchen featuring a range of wall and base units with complimentary work surface areas and tiled back panels with a counter top sink. Appliances to include a built in electric oven, electric hob and plumbing for further utilities. A rear facing upvc window again illuminates along with a upvc glazed door to the rear garden, vinyl flooring, radiator and a door to understairs storage.

FIRST FLOOR:

A carpeted split landing with doors giving access to two bedrooms and a family bathroom.

Bedroom 1 w: 3.6m x l: 3.8m (w: 11' 10" x l: 12' 6")

A double bedroom with feature wall, carpeted flooring, radiator, a front facing upvc window and walk in over stairs storage.

Bedroom 2 w: 2.4m x l: 4m (w: 7' 10" x l: 13' 1")

An ample sized second bedroom with carpeted flooring, radiator and rear facing upvc window.

Family Bathroom w: 1.7m x l: 3m (w: 5' 7" x l: 9' 10")

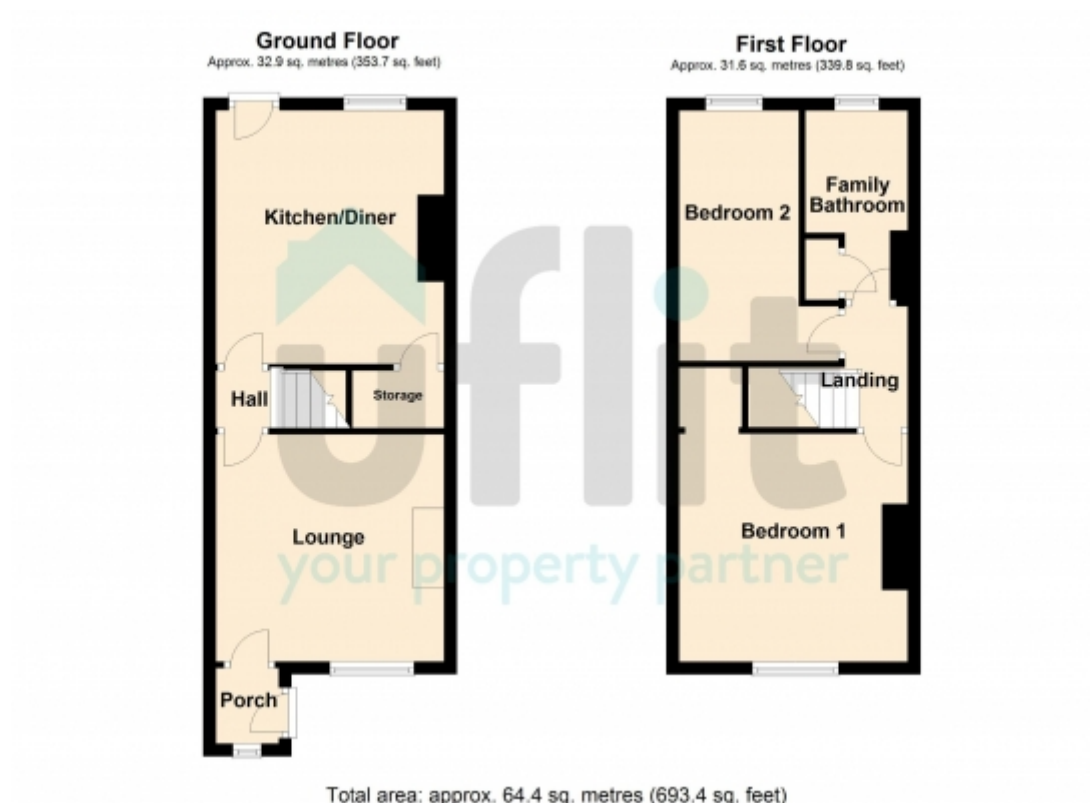
A modern family bathroom comprising of a panelled with mixer tap shower, wash hand and a low level WC . Partially decorative panelled walls and contrasting laminate flooring, radiator, built in storage cupboard and a rear facing upvc window.

Outside

The property nestles away on a quiet cul-de-sac with ample road side parking. To the rear an enclosed beautifully landscaped garden with low maintenance astro turf leading to a bespoke paved area with decorative slate borders.

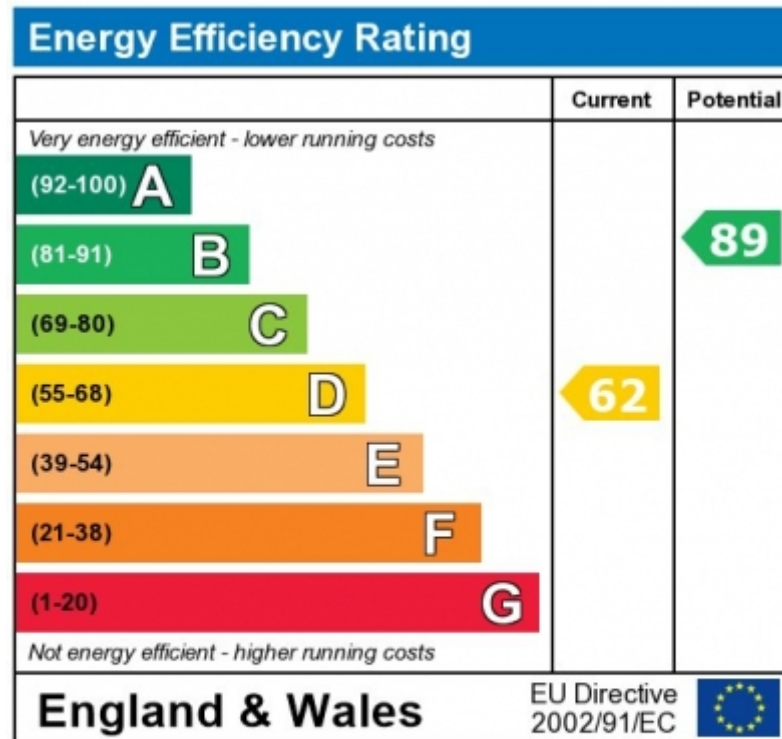
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This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2024 11819355 Registered Office: , 29 Brinsworth Lane, Brinsworth, Rotherham, S60 5BS



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy

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