



WHITEHORNS

Buy. Sell. Let. Relax!

0114 268 8533
info@whitehorns.com
www.whitehorns.com



798 Ecclesall Road, Ecclesall

Sheffield

Fixed Price £220,000

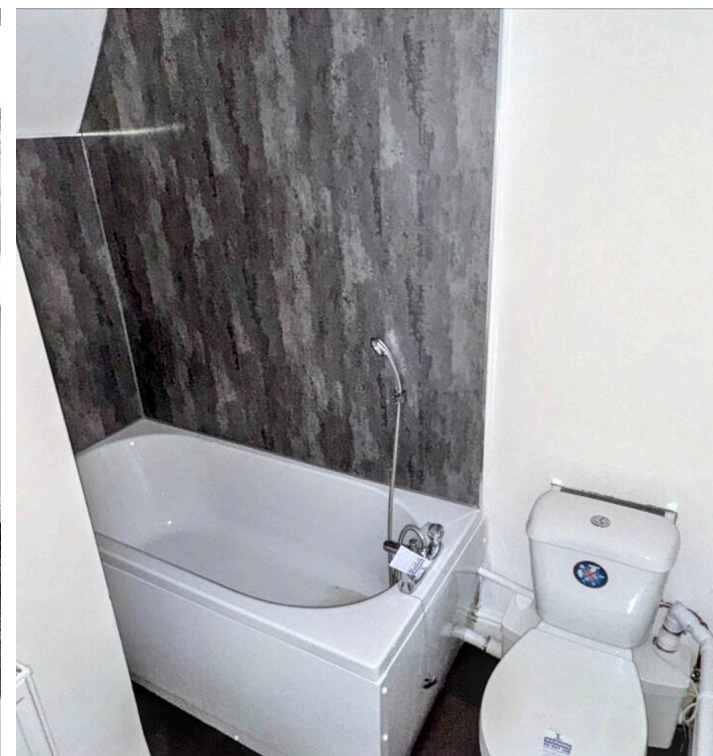
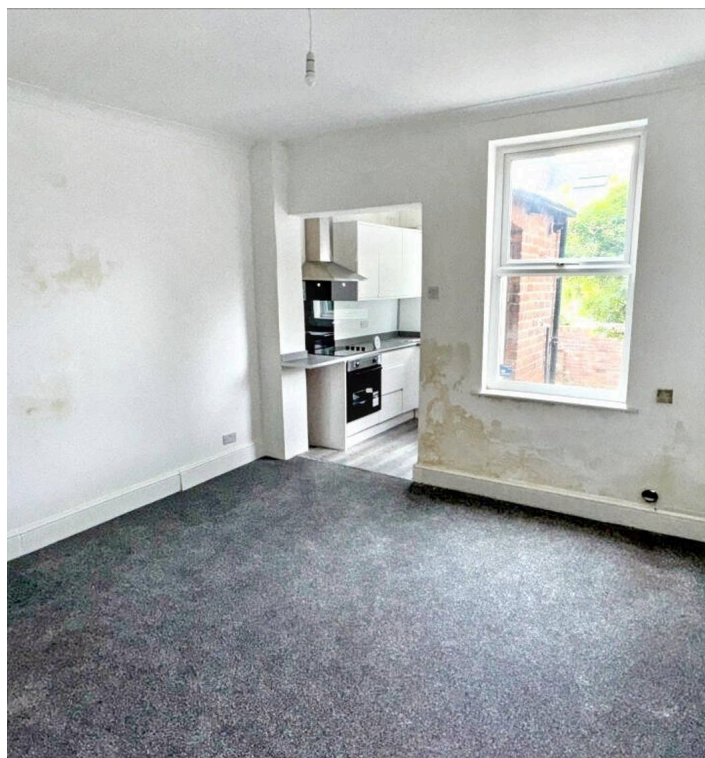
798 Ecclesall Road

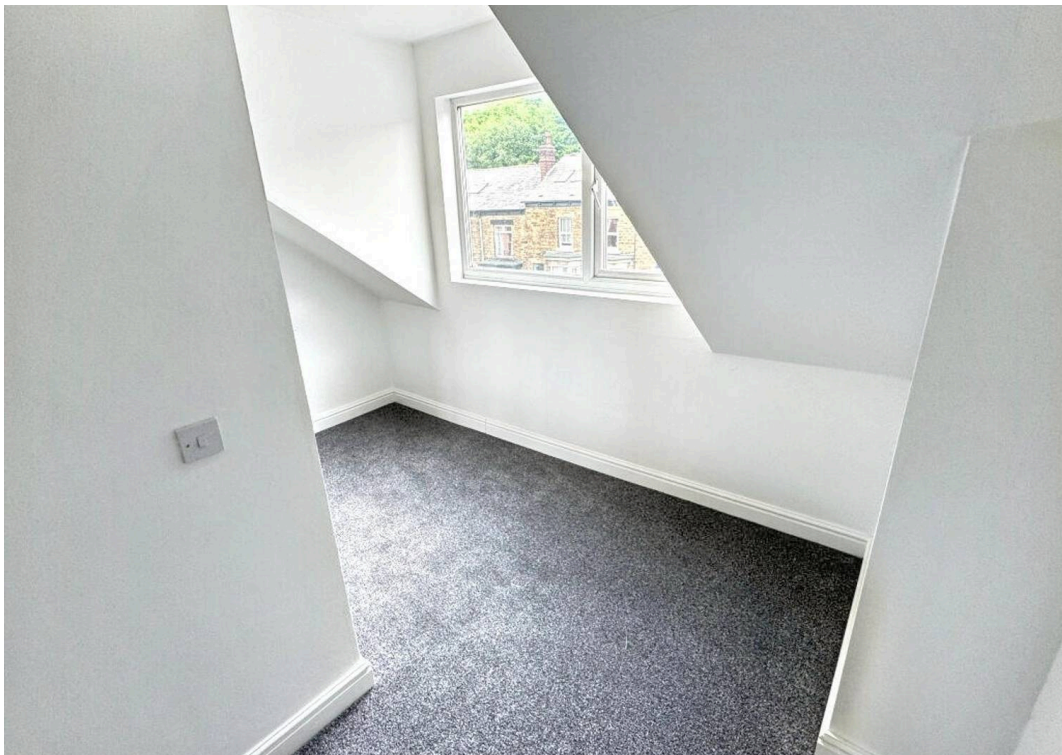
Ecclesall, Sheffield

This impressive four double bedroom, two bathroom mid-Victorian terraced house offers an exceptional opportunity for both investors and families, boasting incredibly deceptive accommodation arranged over four floors and totalling 1,075 square feet. Currently set up as an individual room let, the property has the potential to command a significant rental income in the region of £24,000 per annum when fully let, representing an attractive 12% yield for the savvy investor. Alternatively, the layout and generous proportions present an excellent canvas for those seeking to restore the house to a spacious residential home. The property is available to the market with no upward chain and vacant possession upon completion, ensuring a smooth and straightforward purchasing process.

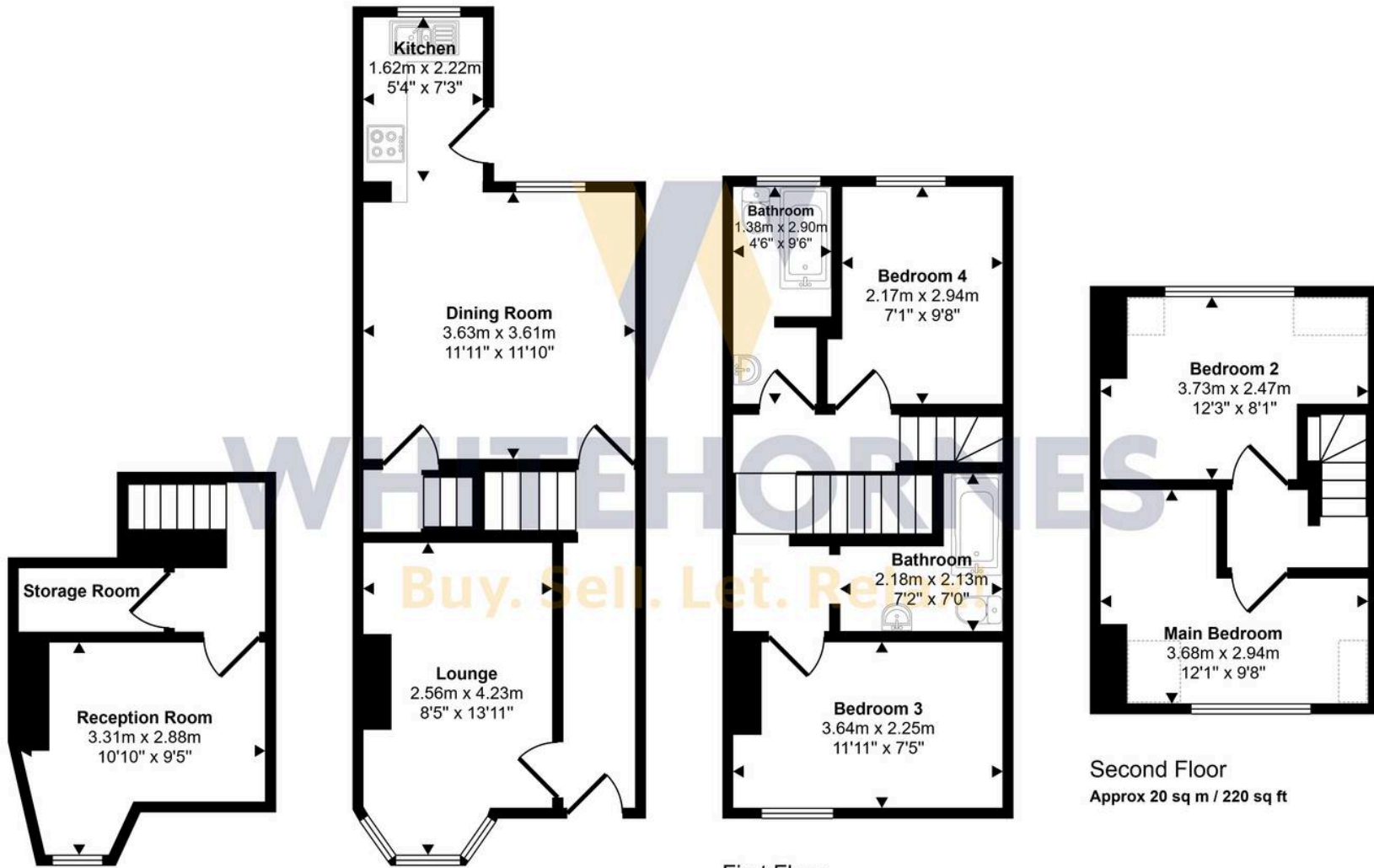
Council Tax band: C Tenure: Freehold

- FOUR DOUBLE BEDROOM TWO BATHROOM MID VICTORIAN TERRACED
- INCREDIBLY DECEPTIVE AT FIRST GLANCE WITH ACCOMMODATION SPANNING FOUR FLOORS THAT TOTAL 1,075 SQ FEET
- SET UP AND READY TO GO AS AN INDIVIDUAL ROOM LET WITH POTENTIAL TO COMMAND £24,000 PER ANNUM OR A 12 % YIELD
- AVAILABLE TO MARKET WITH THE BENEFIT OF NO UPWARD CHAIN AND VACANT POSSESSION ON COMPLETION
- PERFECTLY SUITED TO THE SAVVY INVESTOR OR A FAMILY LOOKING TO TURN BACK TO A RESIDENTIAL HOME
- HEART OF POPULAR ECCLESALL TOWARDS THE SOUTH WEST OF TGE CITY BORDERING THE PEAK DISTRICT
- ENDCLIFFE PARK A SHORT STROLL AS ARE FASHIONABLE SHARROWVALE AND DANVER CROSS





Approx Gross Internal Area
100 sq m / 1075 sq ft




Lower Ground Floor
Approx 13 sq m / 145 sq ft

Ground Floor
Approx 35 sq m / 379 sq ft

First Floor
Approx 31 sq m / 331 sq ft

Second Floor
Approx 20 sq m / 220 sq ft

 Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



0114 268 8533
info@whitehornes.com
www.whitehornes.com