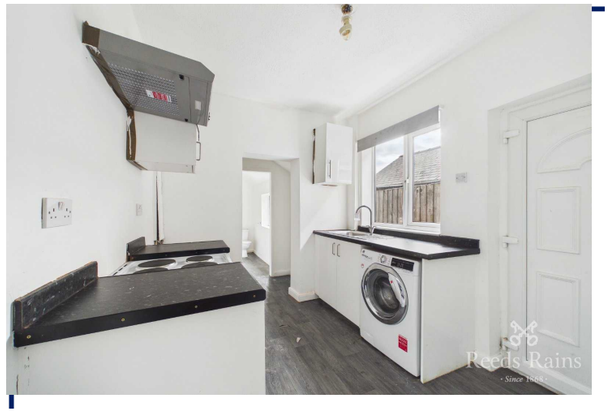
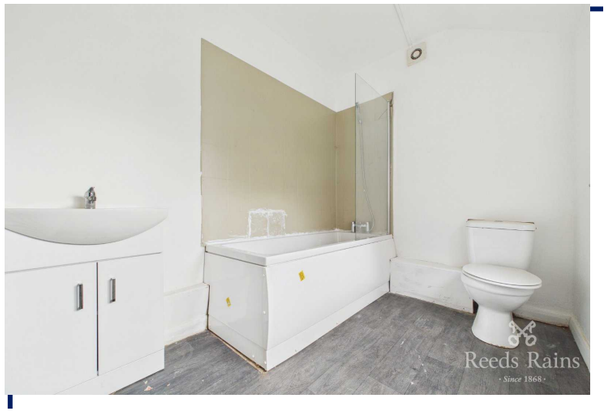


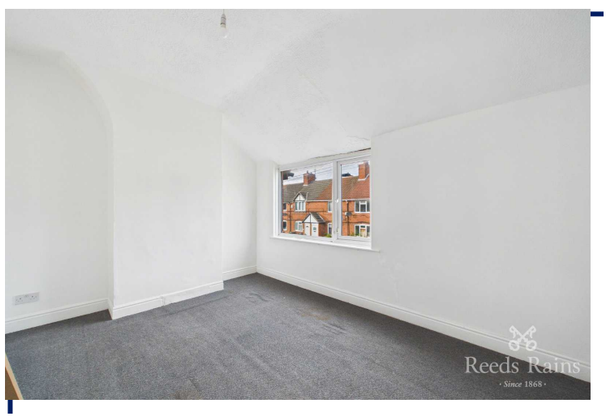


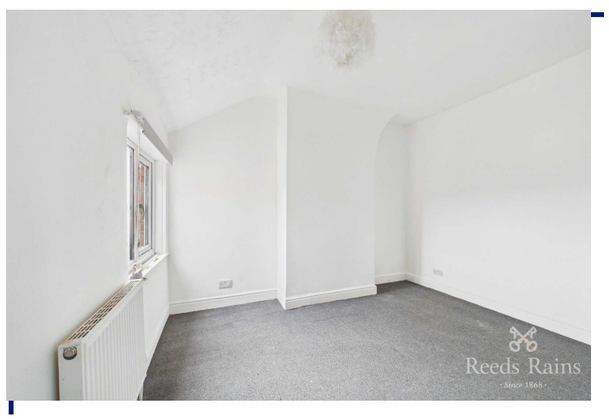












Leicester Road, Dinnington,
Sheffield, South Yorkshire, S25

Asking Price: £80,000
Freehold

Reeds Rains

reedsrains.co.uk

The Property Ombudsman

Leicester Road, Dinnington, Sheffield, South Yorkshire, S25

Asking Price: £80,000 Freehold

Council Tax Band: A
EPC Rating: D

A three bedroom mid-terraced property situated in a convenient location in Dinnington, close to local amenities and transport links. This property represents an excellent opportunity for first-time buyers or investors, with an anticipated rental yield of over 11%. The property benefits from front and rear gardens and well-proportioned accommodation throughout.

Porch
A front-facing uPVC door provides access to the property, with fitted carpet.

Living Dining Room
22'6" x 11'11" (6.86m x 3.63m)
A spacious reception room with fitted carpet, central heating radiator and staircase rising to the first floor, with double glazed windows to both the front and rear providing plenty of natural light.

Kitchen
9'1" x 8'2" (2.77m x 2.5m)
Briefly comprising a range of matching high-gloss wall and base units, work surfaces with matching upstands, inset sink and drainer with mixer tap, freestanding cooker with cooker hood over, freestanding washing machine, central heating radiator, vinyl flooring, side-facing double glazed window and a side-facing uPVC door providing access to the rear garden.

Bathroom
9'4" x 6'5" (2.84m x 1.96m)
Briefly comprising a panelled bath with shower head over and glass shower screen, wash hand basin with vanity unit below, low flush W.C, extractor fan, central heating radiator, partial splashback tiling, vinyl flooring and a rear-facing double glazed obscure window.

Landing
Fitted carpet with a side-facing double glazed window positioned midway up the stairs.

Bedroom One
13'1" x 10'8" (4m x 3.25m)
Fitted carpet, a central heating radiator and a front-facing double glazed window.

Bedroom Two
12'3" x 10'8" (3.73m x 3.25m)
Fitted carpet, a central heating radiator and a rear-facing double glazed window.

Bedroom Three
9' x 8'4" (2.74m x 2.54m)
Fitted carpet, a central heating radiator, new wall-mounted boiler and a side-facing double glazed window.

Exterior
To the front of the property is a lovely pebbled garden enclosed by a brick wall. To the rear is a blank canvas garden, fully enclosed by fencing and offering plenty of scope for the new owner to personalise.

Agents Notes
To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

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All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.



For full EPC please contact the branch.



We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Reeds Rains.

Other important information which you will need to know about this property can be found at reedsrains.co.uk