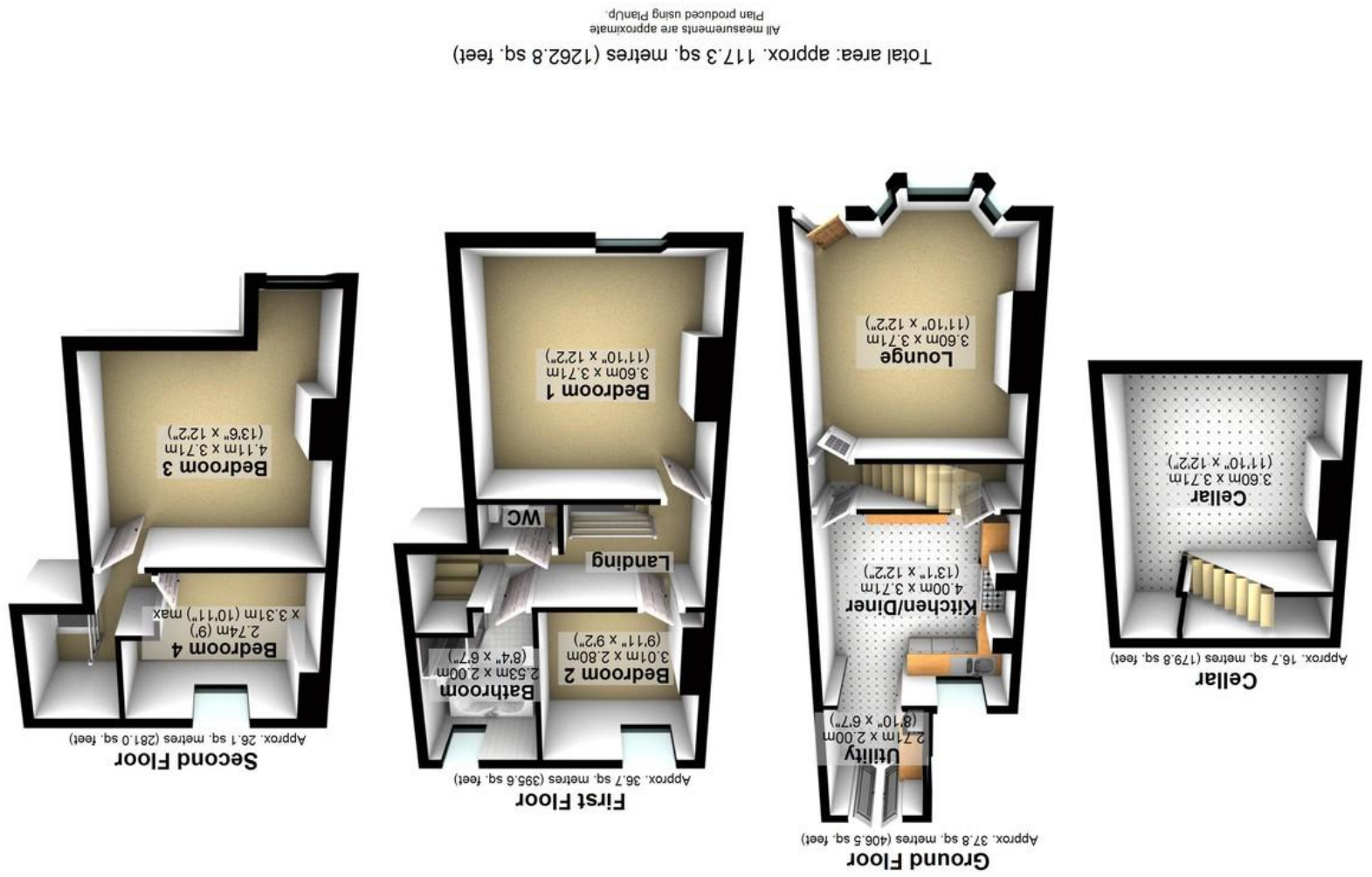


Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

www.epcau.com

Energy Efficiency Rating	
Potential	Current
EU Directive 2002/91/EC Not energy efficient - higher running costs Very energy efficient - lower running costs	





58 Wayland Road | Hunters Bar | Sheffield | S11 8YE

Property Tenure: Leasehold

A much larger than average four double bedroomed, Victorian bay windowed terraced property. With the huge added bonus of a rear off road parking space accessed from Jarrow Road, this property is currently used as a successful buy to let investment but could easily be turned back in to stunning traditional property and allows the new buyer a real blank canvas from which to start from. Offered to the open market with no onward chain and vacant on completion this property will be super popular with the professional couple, first time buyer or those looking for an investment and simply must be viewed internally to do full justice. Quietly tucked away on this well sought after residential road in the very heart of ultra popular Sharrow Vale within a short stroll of the buzzing shopping area that boasts an array of independent eateries, cafes and shops, Endcliffe park is close, Hunters Bar Juniors and High Storrs secondary schools are in catchment and The Peak District is right up the road



PROPERTY FEATURES

- FOUR DOUBLE BEDROOMED VICTORIAN TERRACED
- OFF ROAD PARKING AND TWO TOILETS
- 1,262 SQ FEET OF ACCOMMODATION OVER THREE FLOORS
- AVAILABLE WITH NO ONWARD CHAIN INVOLVED
- QUIET WELL SOUGHT AFTER ROAD IN THE HEART OF SHARROW VALE
- HUNTERS BAR JUNIORS AND HIGH STORRS SECONDARY SCHOOL CATCHMENTS
- PERFECT FOR THE FIRST TIME BUYER AND FAMILY MARKET
- RESIDENTS PERMIT PARKING TO THE FRONT
- VIEWING ESSENTIAL TO SEE FULL POTENTIAL ON OFFER
- BAND B £1,597 PER YEAR LEASEHOLD 800 YEARS FROM 1904 £2.10 A YEAR

