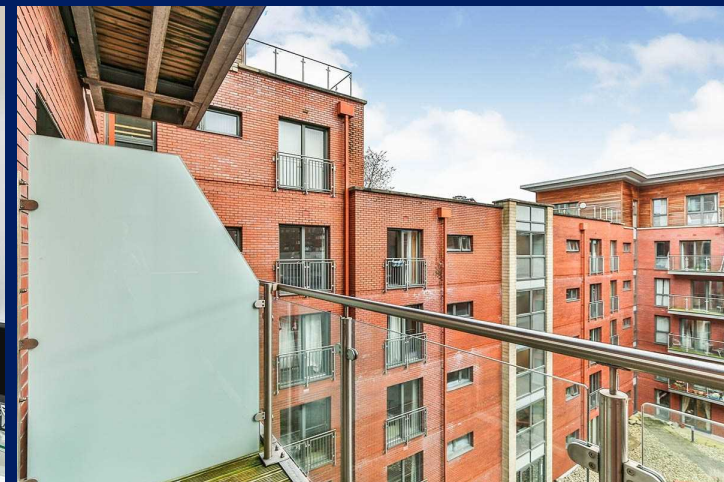
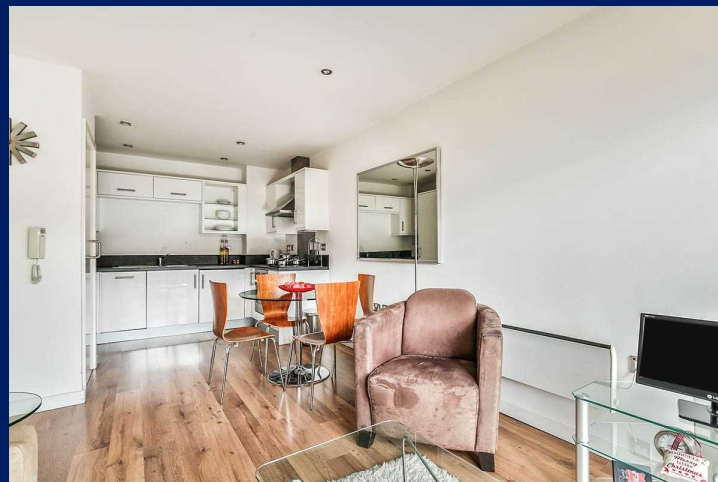




# LUXURIOUS LIVING at PORTER BROOK HOUSE, Sheffield

- TWO DOUBLE BEDROOMS
- MODERN OPEN PLAN LIVING KITCHEN
- SHOWER ROOM EN-SUITE AND BATHROOM
- BALCONY
- RESIDENTS PARKING SPACE
- \*\* TENANTED INVESTMENT \*\*
- EWS1 RATED B2 - THEREFORE CURRENTLY CASH ONLY
- Council Tax Band: C
- EPC Rating: C



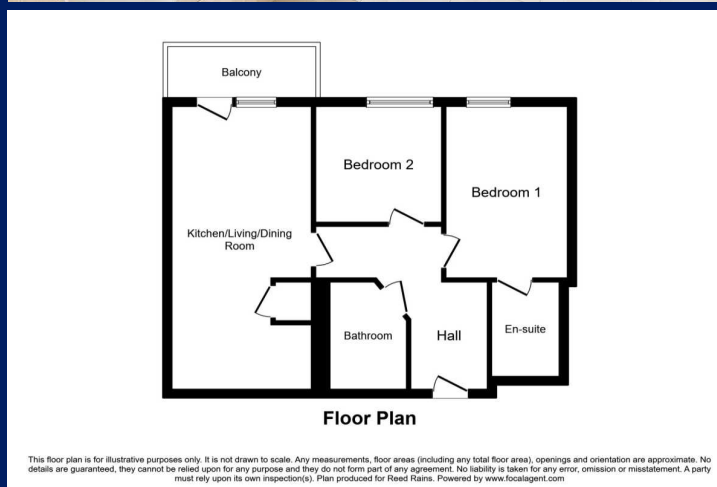
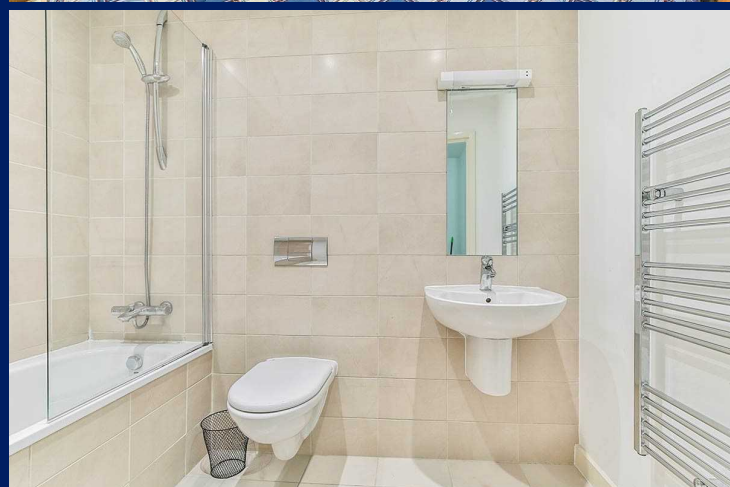
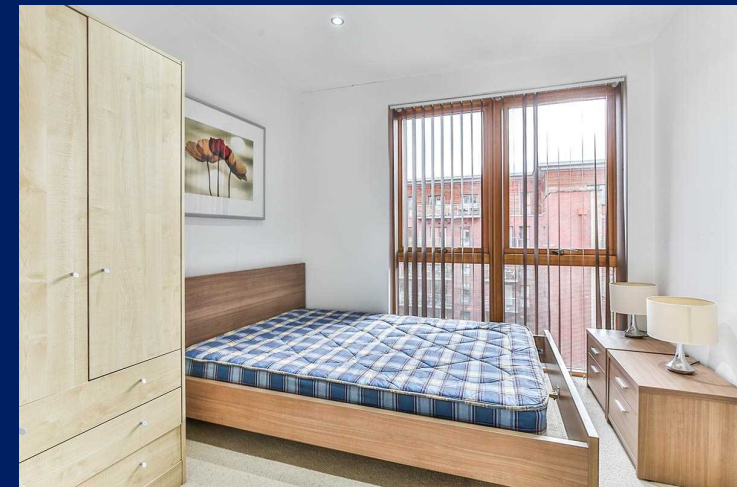


## LUXURY LIVING ON ECCLESALL ROAD - TENANTED INVESTMENT

**\*\* PLEASE NOTE THE EWS1 RATING IS B2 \*\***

We would advise you check mortgage lending prior to offering, otherwise this would have to be a cash only purchase.

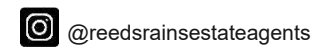
The management company are currently exploring funding options including following up with the developer to ask for support in remediating the fire safety matters at the property.



Sheffield City  
0114 276 3252  
[sheffield@reedsrains.co.uk](mailto:sheffield@reedsrains.co.uk)

23 Campo Lane  
Sheffield, South Yorkshire, S1 2EG

Other important information which you will need to know about this property can be found at [reedsrains.co.uk](https://reedsrains.co.uk)



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.