



Flat 60 Cask House, 2 Harrow Street,  
Sheffield, S11 8HS

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Guide Price: £160,000  
Leasehold





**\*\*SOLD AS AN INVESTMENT WITH TENANTS \*\***

**\*\* POPULAR ECCLESALL ROAD LOCATION \*\***

**PLEASE NOTE THIS PURCHASE IS CURRENTLY FOR CASH BUYERS ONLY AS THERE IS NO EWS1 CERTIFICATE IN PLACE**

This superb TWO bedroom, TWO bathroom FURNISHED apartment can be sold with a tenant in residence! One thing we LOVE about this apartment is the location! The apartment is placed on the third floor and situated near to the ever popular Ecclesall Road with an array of restaurants and bars on offer. Plus the apartment is not far away from the city centre with further amenities available. Modern decor throughout, open plan living / kitchen which is great for entertaining and also has a balcony, two bedrooms and en-suite.





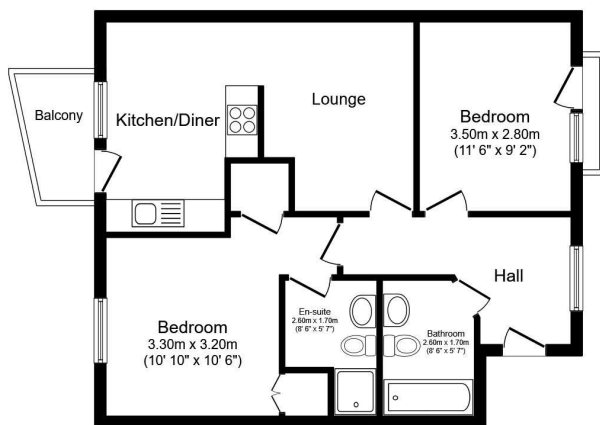
- CURRENTLY TENANTED
- TWO BEDROOM TWO BATHROOM
- POPULAR DEVELOPMENT
- CONVENIENT FOR THE CITY
- EPC GRADE C
- READY MADE INVESTMENT
- NO EWS1 CERTIFICATE AS YET IN PLACE
- CASH BUYERS ONLY CURRENTLY

#### ADDITIONAL INFORMATION

Sheffield City

Council Tax Band: C

EPC Rating: C



**Floor Plan**

Total floor area 60.0 sq. m. (646 sq. ft.) approx  
This plan is for illustration purposes only and may not be representative of the property.  
Plan not to scale.

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**Communal Entrance** 0 x 0  
**Inner Hall** 0 x 0  
**Open Plan Living/Dining Room/Kitchen**  
7.04 x 5.64  
**Bedroom One** 10'10" x 10'6" (3.3m x 3.2m)  
**En-suite Shower/WC** 8'6" x 5'7" (2.6m x 1.7m)  
**Bedroom Two** 11'6" x 9'2" (3.5m x 2.8m)  
**Bathroom** 8'6" x 5'7" (2.6m x 1.7m)  
**Outside** 0 x 0  
**Investor Information** 0 x 0  
**Floorplan** 0 x 0  
**PREMIUMLISTING** 0 x 0

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.

**FOR MORE DETAILS CONTACT**

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 **Reeds Rains**