



£75,000 OIRO

Upper Clara Street, Rotherham

Terraced House | 2 Bedrooms | 1 Bathroom

01709 912730



www.uflit.co.uk



Step Inside

Key Features

- Fabulous First Time Buyer/ Investor Home
- Two Bedrooms
- Potential Yield of Over 8%
- Breakfast Kitchen
- Shower Room
- Low Maintenance Rear Garden
- Popular Location
- NO ONWARD CHAIN!
- MUST BE VIEWED!

Property Description

INVESTORS LOOK NO FURTHER... WITH THIS LITTLE GEM ON UPPER CLARA...!

Uflit would like to welcome to the market this two-bedroom mid terrace property tastefully blending into the popular area of Kimberworth.

Main Particulars

INVESTORS LOOK NO FURTHER... WITH THIS LITTLE GEM ON UPPER CLARA...!

Uflit would like to welcome to the market this two-bedroom mid terrace property tastefully blending into the popular area of Kimberworth. This quaint and quirky property in need of TLC comes to market vacant with no onward chain. The property boasts a lounge leading to a breakfast/ kitchen. To the first floor two bedrooms and a shower room. To the outside ample road side parking and to the rear a low maintenance lawned enclosed garden. Located in the heart of Kimberworth close to local amenities, excellent transport links and schools. If you want to climb onto the property ladder or a fabulous investment with great yields then look no further we've found the perfect home for you. Don't Delay CALL UFLIT TODAY 01709 912730.

Council Tax Band: A

Tenure: Leasehold

Lounge w: 3.6m x l: 3.6m (w: 11' 10" x l: 11' 10")

Entering through a glazed upvc door with overhead sky light to a spacious lounge with carpeted flooring, radiator, front facing upvc window and a door to the breakfast kitchen.

Breakfast kitchen w: 3.6m x l: 2.6m (w: 11' 10" x l: 8' 6")

With a range of wall and base units with complimentary work surface areas and tiled back panels. Appliances to include built-in electric oven, gas hob and extractor fan with plumbing for further utilities. A door to carpeted stairs leading to first floor accommodation with under stairs recess utilising space, rear facing upvc window and a glazed upvc door giving access to the garden.

FIRST FLOOR:

A carpeted landing with doors giving access to two bedrooms and shower room.

Bedroom 1 w: 3.6m x l: 3.6m (w: 11' 10" x l: 11' 10")

A double bedroom with carpeted flooring, radiator and a front facing upvc window.

Bedroom 2 w: 2.8m x l: 2.7m (w: 9' 2" x l: 8' 10")

An ample sized second bedroom with carpeted flooring, radiator and a rear facing upvc window.

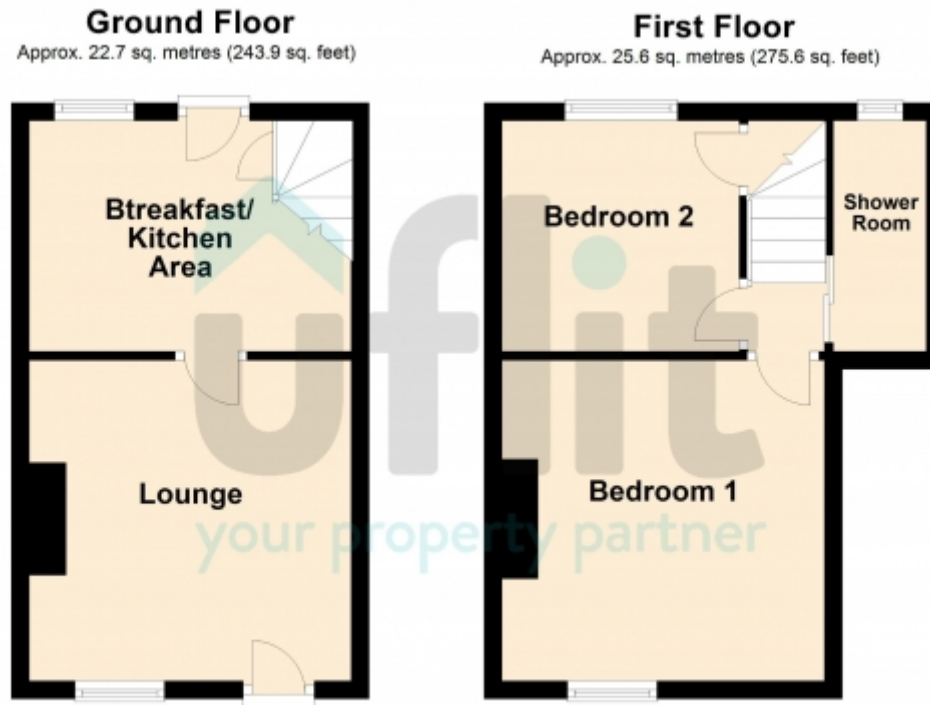
Shower Room w: 1m x l: 2.5m (w: 3' 3" x l: 8' 2")

Comprising of a walk-in shower cubicle, wash hand basin and a low-level WC, partially tiled walls, radiator, vinyl flooring and a rear facing upvc window.

Outside

The front allows for road side parking and a raised low maintenance decorative stone garden the rear boasts a cosy courtyard creating a patio area with steps leading to the predominantly lawned garden all enclosed.

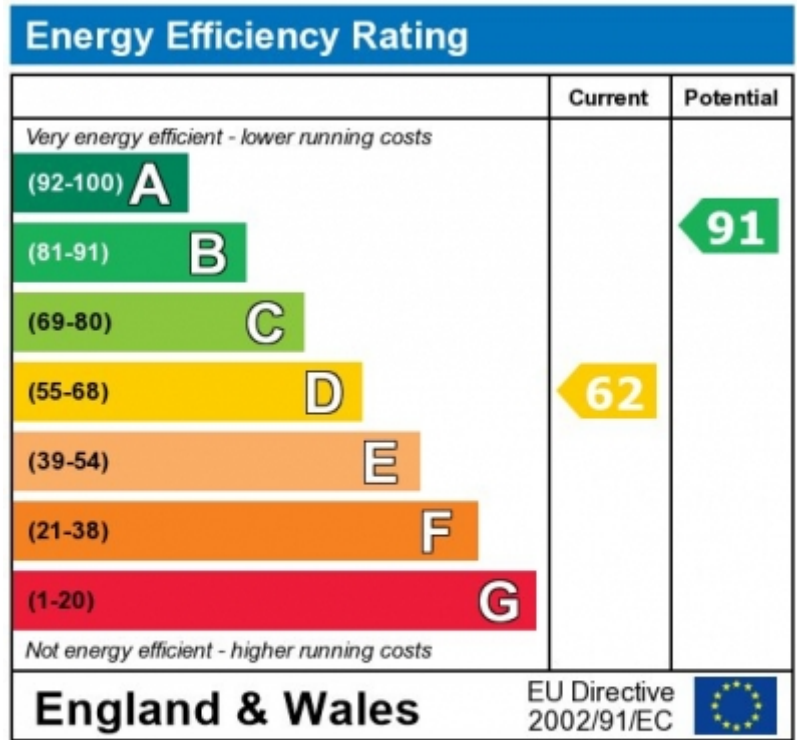




Total area: approx. 48.3 sq. metres (519.5 sq. feet)

This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2024 11819355 Registered Office: , 29 Brinsworth Lane, Brinsworth, Rotherham, S60 5BS



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy

Telephone: 01709 912730



www.uflit.co.uk