



Spencer.

47, Rosedale Road, Ecclesall Road, S11 8NW

Buy —

A five bed HMO investment property in  
S11 let for 23/24

— from *Spencer.*

- Five bed HMO property
- Two bathrooms
- Private garden
- Great location
- Current income £21,320
- No chain
- Let until 30th June 2024
- Gas central heating
- Double glazing
- Permit parking on street

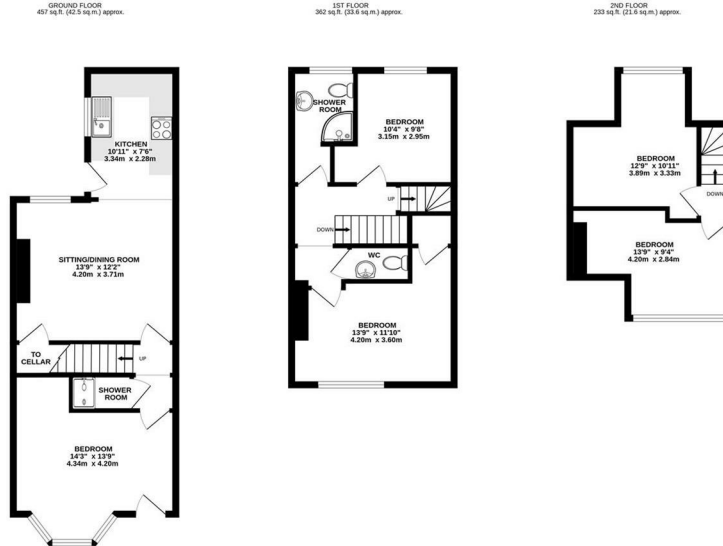
Offers Around

**£275,000**





# Floorplan



TOTAL FLOOR AREA: 1092 sq.ft. (97.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.  
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+44 (0)114 268 3682  
info@spencersestateagents.co.uk  
469 Ecclesall Road, Sheffield, S11 8PP  
SpencersEstateAgents.co.uk

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All enquiries and negotiations conducted via the Spencers office. We are obliged under the Estate Agent Act 1991 to qualify all offers and an independent mortgage consultant will speak to you to substantiate your details. The particulars are set out as a general outline only for guidance and do not constitute part of an offer or contract. Measurements are given in good faith and believed to be correct. Any prospective buyer should satisfy themselves as to the correctness of all statements and should not rely on them as representation of fact. No person in the employment of Spencers has any authority to make or give representation or warranty whatever in relation to this property.

Viewing: Via the Agents  
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