



Spencer.

23, Wostenholm Road, Sheffield, S7 1LB

## Buy —

this first floor one double bedroom purpose-built apartment with communal parking in an excellent location making a superb rental investment or first step on the property ladder.

— from *Spencer.*

- Available with no chain
- One double bedroom apartment
- Open plan lounge kitchen diner
- Bathroom with shower over bath
- Great location
- Communal off street parking
- Excellent investment opportunity or first time buy
- Council Tax Band-A
- EPC Rating-E
- [What3words:///native.bonds.gets](#)

Offers Around

**£55,000**

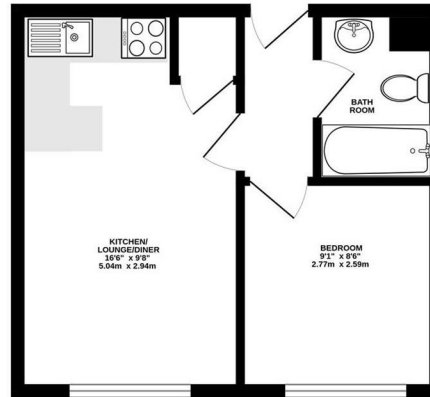






# Floorplan

FIRST FLOOR  
297 sq.ft. (27.6 sq.m.) approx.



TOTAL FLOOR AREA: 297 sq.ft. (27.6 sq.m.) approx.  
While every effort has been made to ensure the accuracy of the foregoing information, measurements of floor, wall, ceiling, stairs and any other areas are approximate and no responsibility is taken for any error or omission in this statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The actual layout, fixtures and appliances shown here are those noted and the purchaser goes to their own responsibility if they wish to be given.  
Made with SketchUp 2020

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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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