



*Spencer.*

**Birtin Works 120, Henry Street, Shalesmoor, S3 7LE**

Buy —

this tenanted one bedroom modern apartment, part of the Palatine Gardens development at the edge of the City Centre

— from *Spencers*.

- Available with no chain
- One bedroom apartment
- Modern, well fitted kitchen with appliances included
- Contemporary fitted shower room
- Communal courtyard garden
- Currently tenanted until July 2025 @£775PCM
- Excellent location, good transport links, communal garden and bike store
- Council Tax Band-A
- EPC Rating-C
- [What3Words///found.them.larger](#)



Offers Around

**£120,000**



# Floorplan



Ceiling Height = 2.90

Total area: approx. 30.0 sq. metres (323.2 sq. feet)

All measurements are approximate  
Yorkshire EPC & Floor Plans Ltd  
Plan produced using PlanUp.

**304 Birtin Works, 120 Henry Street**

**Spencer.**

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Viewing: Via the Agents  
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