



Spencer.

7, Denham Road, Off Ecclesall Road, S11 8NE

## Buy —

Recently refurbished five bedroom property near Ecclesall Road. Currently let until 31st Aug 25 and available with vacant possession Sept 25

— from *Spencer.*

- Superb rental investment opportunity
- Let 24/25 year for £20,280 excluding bills
- Let 25/26 for £22,100 excluding bills
- Five double bedrooms
- Well fitted shower room and separate WC
- Recently upgraded and refurbished
- Excellent location for Universities, hospitals, amenities, and City Centre
- Council Tax Band - B
- EPC Rating - D
- [What3words///vase.king.tell](https://www.what3words.com/vase.king.tell)

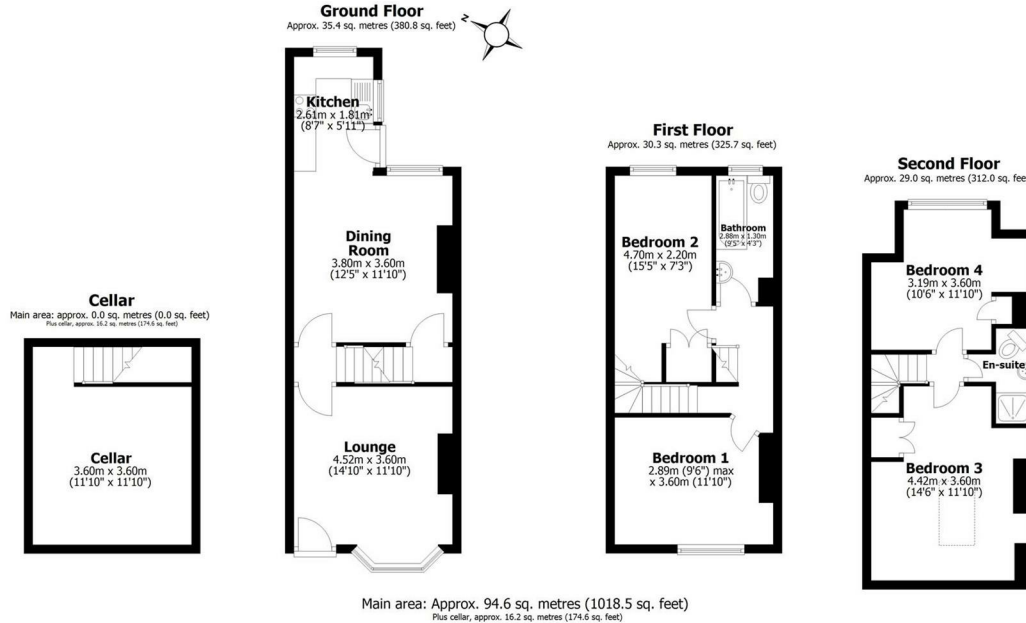


Offers Around

**£300,000**



# Floorplan



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

**7 Denhman Road**

**Spencer.**

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Viewing: Via the Agents

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