



*Spencer.*

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

Buy —

Recently refurbished with excellent potential to increase the rental yield in 25/26 with this five double bedroom investment opportunity.

— from *Spencer.*

- Superb rental investment opportunity
- Let until August 2025, current income £20,280. (pre-refurbishment)
- Potential to increase rental income with the next tenancy
- 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



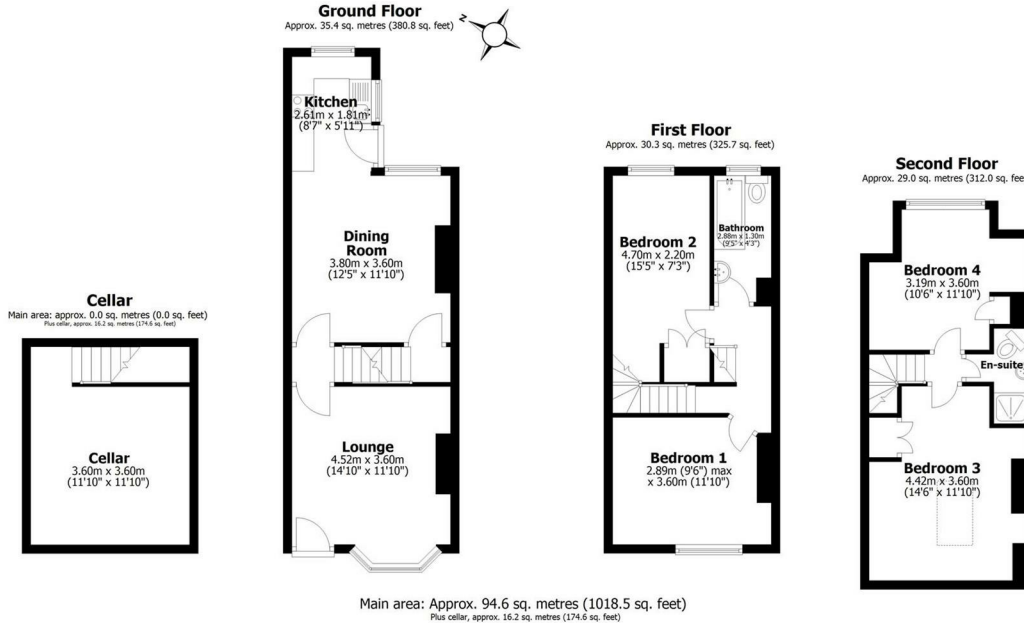
Price Guide

£300,000





# Floorplan



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

**7 Denhman Road**

**Spencer.**

+44 (0)114 268 3682

info@spencersestateagents.co.uk

469 Ecclesall Road, Sheffield, S11 8PP

SpencersEstateAgents.co.uk

SpencersAgents

SpencersAgents

SpencersEstateAgents

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

Spencers Agents Ltd, 469 Ecclesall Road, Sheffield S11 8pp | Registered in England No. 7565948