



*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



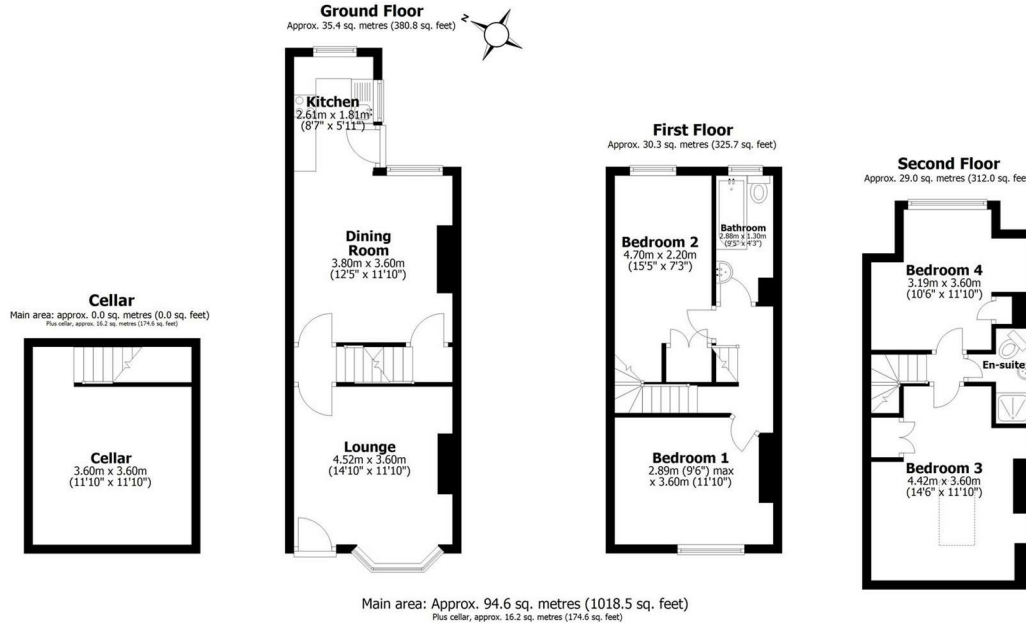
Price Guide

£300,000





# Floorplan



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

**7 Denhman Road**

**Spencer.**

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Viewing: Via the Agents

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