



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 or family home
- Let until August 2025, current income £20,280
- 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](https://www.what3words.com/vase.king.tell)

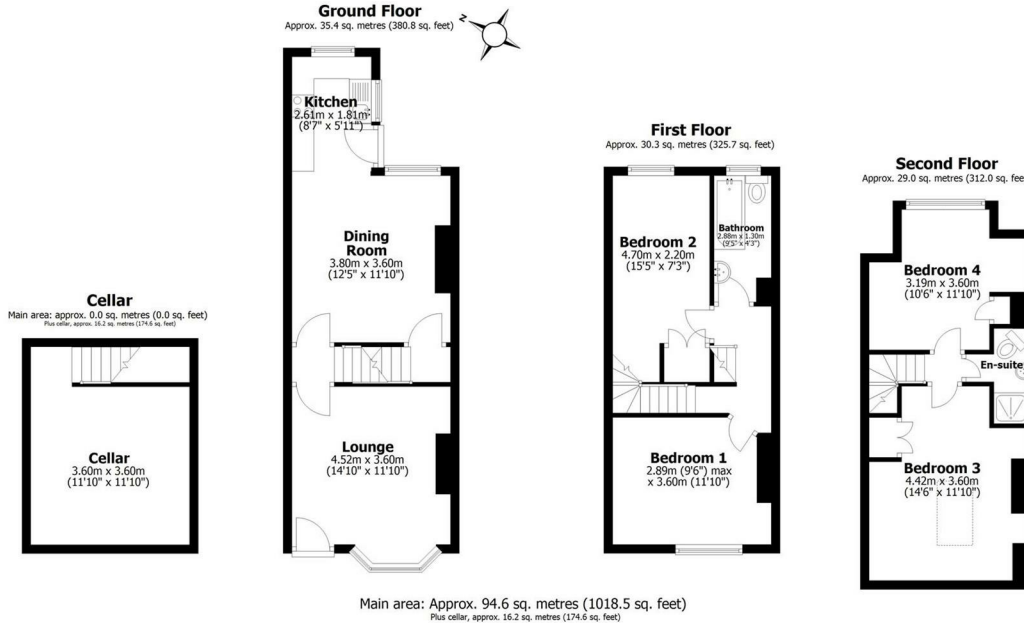


Offers Around

£300,000



Floorplan



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

7 Denhman Road

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Viewing: Via the Agents

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