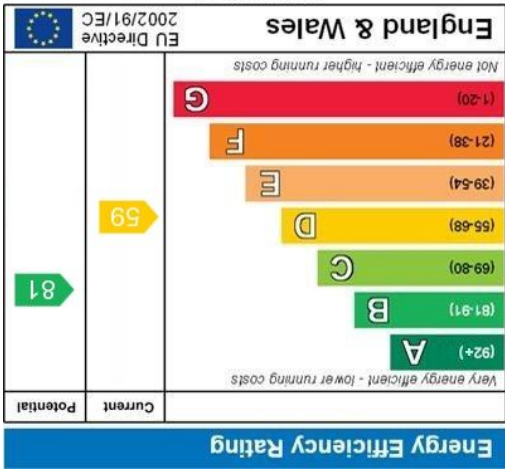


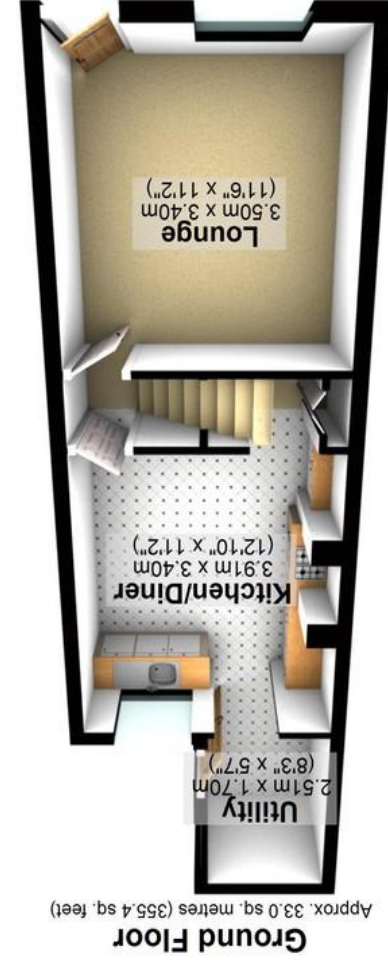
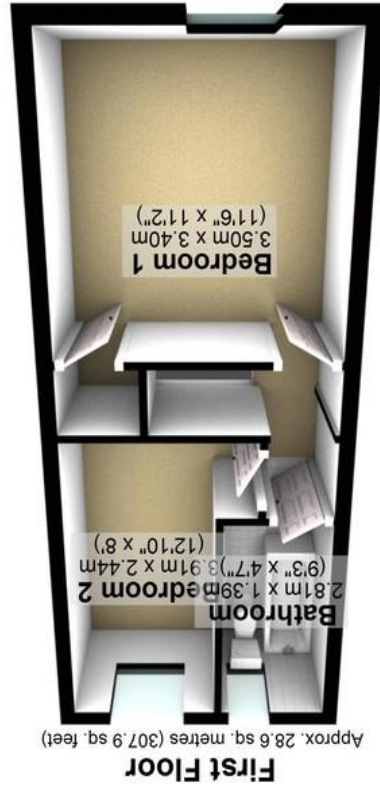
Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

www.epcau.com



All measurements are approximate  
Plan produced using PlanUp.

Total area: approx. 61.6 sq. metres (663.3 sq. feet)





48 Aisthorpe Road | Woodseats | Sheffield | S8 8SZ Property Tenure: Leasehold

A spacious than average two double bed roomed mid terrace property. Located in this highly regarded residential suburb within walking distance of all of Woodseats many shops and amenities. The property will appeal to the first time buyer and investor alike. Number forty eight is offered for sale with early vacant possession and no chain involved. With gas fired central heating, large bathroom and private rear garden the accommodation must be viewed internally to be fully appreciated and briefly comprises breakfast kitchen with of shot utility and sitting room. First floor expansive master bedroom, double bedroom two and bathroom



- PROPERTY FEATURES**
- TWO DOUBLE BEDROOMED MID VICTORIAN TERRACED
  - PERFECT FOR THE FIRST BUY OR INVESTMENT
  - AVAILABLE WITH NO UPWARD CHAIN INVOLVED
  - HEART OF WELL SOUGHT AFTER WOODSEATS
  - CLOSE TO NUMEROUS LOCAL AMENITIES
  - VIEWING ADVISED TO DO FULL JUSTICE
  - GRAVES PARK ON THE DOOR STEP
  - TWO FLOORS OF ACCOMMODATION AND POTENTIAL TO CONVERT THE LOFT (SUBJECT TO PLANNING PERMISSION)
  - LEASEHOLD WITH 682 YEARS REMAINING £4 PACOUNCIL TAX BAND A £1369 PER YEAR

