



Langsett Road  
Sheffield  
South Yorkshire  
S6

Offers In Excess Of £240,000

bettermove 

# Langsett Road Sheffield

Bettermove are proud to present this investment opportunity of two individual flats with a commercial unit in Sheffield. The property is available with no onward chain.

The property is currently tenanted and it will be sold with tenants in situ for immediate investment. Rental yields can be obtained through Bettermove.

The property benefits from double glazing, gas central heating throughout and has on street parking available.

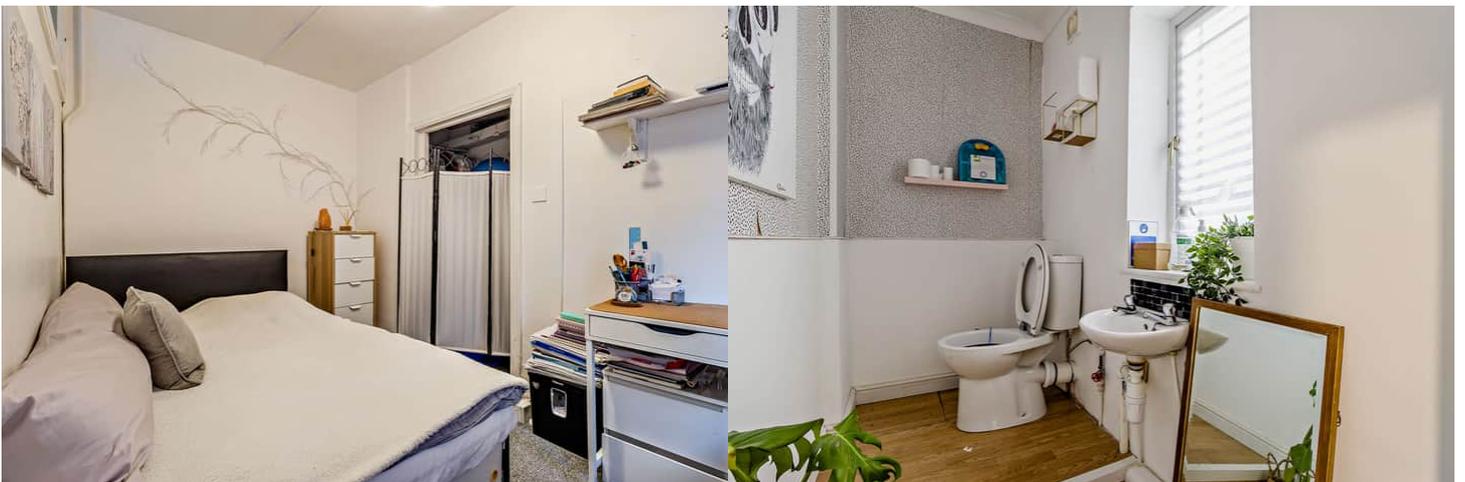
The council tax band is A.

This is a leasehold property with 647 years remaining on the lease.

The interior of this well presented property comprises a commercial studio that includes a commercial unit with its own kitchenette and bathroom on the ground floor as well as the separate 1 bedroom apartment. The first floor and attic comprises the four bedrooms and 1 bathroom.

Located in the popular city of Sheffield, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Sheffield train station (3.0 miles), various bus and tram routes and the A61 and M1.

This exciting opportunity should not be missed. All enquiries can be made through Bettermove.



Langsett Road, Sheffield  
 Approximate Gross Internal Area  
 188 Sq M/2024 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>75</b>
(55-68) <b>D</b>	<b>58</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>		
	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>79</b>
(55-68) <b>D</b>	<b>55</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England, Scotland &amp; Wales</b>		
	EU Directive 2002/91/EC	



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