



**Lydgate Lane  
Sheffield  
South Yorkshire  
S10 5FP**

**Offers in Excess of £245,000**

**bettermove**



# Lydgate Lane Sheffield

Bettermove are proud to welcome to the market this charming four bedroom end terrace house in Crookes, available with no forward chain.

The property is vacant for immediate possession - previous and potential rental yields can be obtained through Bettermove. There is Japanese knotweed present at the property for which there is a treatment plan in place. The council tax band is B. This is a leasehold property with 679 years remaining on the lease; the ground rent is £17 per year.

The interior of the property requires some internal updating which has been reflected in the current asking price. The main accommodation comprises a spacious bay-fronted lounge, diner and fitted kitchen on the ground floor. The first floor consists of two bedrooms and the family bathroom while the second floor contains two further bedrooms. There is a cellar providing useful storage. There are gardens to the front and rear as well as a driveway to the side which is shared with the neighbouring property.

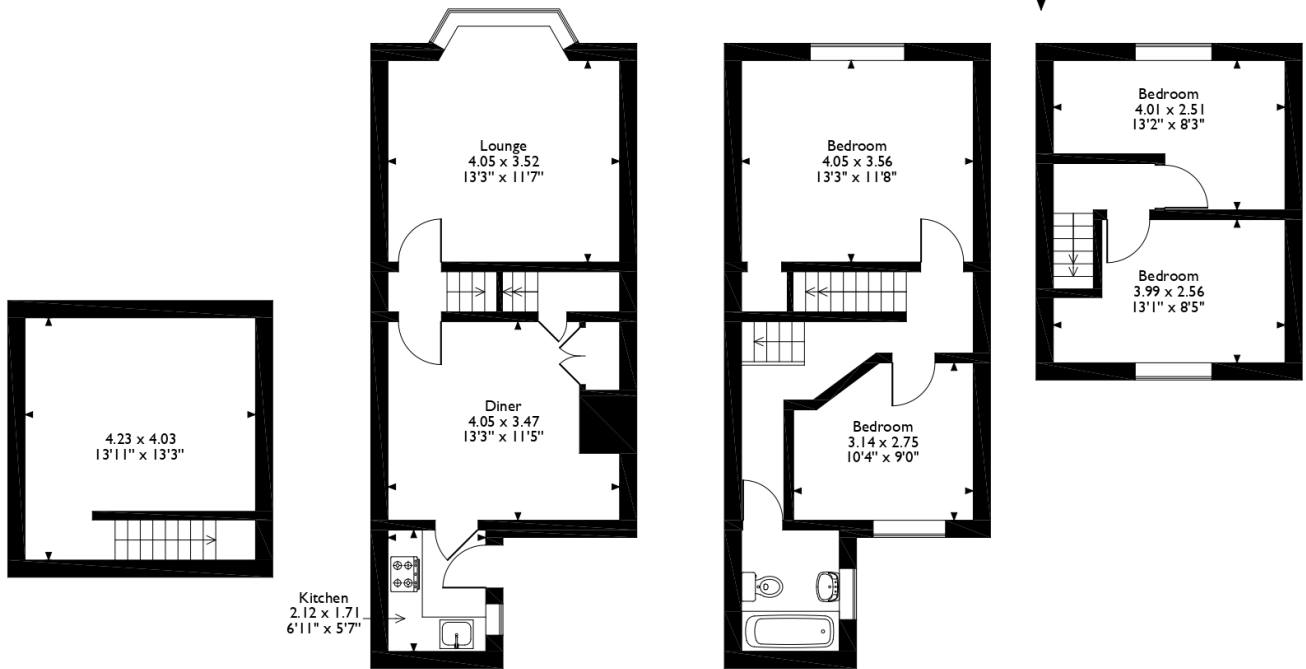
Located in the popular Crookes area of Sheffield, the property is close to the Royal Hallamshire Hospital and the University of Sheffield making this an ideal opportunity for investors. A wide range of amenities can be found nearby including supermarkets, shops, restaurants and pubs with transport links available from the A57, A61, M1 with tram links from the University of Sheffield tram stop and rail connections from Sheffield train station.

This exciting investment opportunity is not to be missed and all enquiries can be made through Bettermove.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe. Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs. The exclusivity fee is returned to you upon successful completion of the property.



144 Lydgate Lane, Sheffield, South Yorkshire  
 Approximate Gross Internal Area  
 110 Sq M / 1185 Sq Ft



**Cellar**

**Ground Floor**

**First Floor**

**Second Floor**

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.





20-22 Bridge End, Leeds, LS1 4DJ  
t: 0330 004 0050 e: hello@bettermove.co.uk  
[www.bettermove.co.uk](http://www.bettermove.co.uk)