



All enquiries Ref: Callum Glenn

- Freehold three floor terrace house
- Full vacant possession

**Location:**

The property is located on Upwell Hill. A comprehensive range of shops, bars and restaurants can be found within Sheffield City Centre lying to the south west. Public transport links are available at Meadowhall Train Station located to the north east along with a network of local bus and tram services serving the surrounding areas. The property is served by road links including the A6102 and the A6135 lying to the west. Recreational pursuits can be found locally.

**Accommodation:**

Ground floor: Reception room, kitchen, utility room  
 First floor: Two bedrooms, bathroom/WC  
 Second floor: Bedroom  
 Outside: Rear garden

**EPC Rating:** D

**Council Tax Band:** A

**To view:**

Strictly by prior arrangement with the auctioneers. Please see important advice for viewers on page 19 of this catalogue.

