



- Residential investment producing a rental of £21,840 per annum • Double glazing • Central heating

A well maintained four bedroom mid terraced student property which is currently let to five students until 30th June 2020 producing £23,139.96 per annum with HMO licence in place. The vendor has new tenants signed up from 1st July 2020 to 30th June 2021 at a rental of £21,840 per annum. The property has been extended to the ground floor. The property benefits from gas central heating, double glazing and includes all fixtures, fittings, furniture and appliances. The house is just off Ecclesall Road so a prime student location and offers the buyer an opportunity to add to their student let portfolio.

Situated The property is located in a prime student area, served by a comprehensive range of superb amenities, University of Sheffield, Sheffield Hallam University and Collegiate Campus. Locally there are the Botanical Gardens, multiple medical teaching hospitals within easy reach along with sporting facilities including local tennis, squash, golf and snooker clubs, health and fitness centres. A plethora of local eateries and bars on Ecclesall Road known locally as the Golden Mile. Regular public transport, convenient for access to Sheffield city centre.

Ground Floor To the front of the

property is the living room with coving and ceiling rose features, inner lobby with side door and stairs to the first floor, separate dining room which opens into an extended off shot kitchen, with access to a cellar. The kitchen gives access through to a utility area and downstairs WC and has an external door onto the back yard. Living room 11'8" × 11'10" – currently bedroom one Dining room (communal lounge) 11'9" × 11'11" Kitchen 8'5" × 7'1" Utility room 9'5" × 7'1"

First Floor Landing, two good size bedrooms to the front, a family bathroom/WC to the rear with separate shower cubicle. One bedroom at the front

benefits from a walk in wardrobe. Bed 2 8'9" × 8'0" Bed 3 11'10" × 7'6" Bathroom 9'1" × 11'10"

Second Floor Two good size bedrooms. Attic bed 4 11'10" × 11'10" Attic bed 5 10'1" × 16'1"

Outside To the rear of the property is a paved patio seating area.

Tenure Freehold

EPC Rating D

Note Any plans and measurements shown are for information only, are not to scale and cannot be relied on. Any buyers considering extension

or build potential must make their own enquiries pre auction bidding. The property and land is sold as seen. The auctioneers were unable to inspect the property at the time of print. Purchasers are deemed to have relied upon their own enquiries and inspections as to the internal layout of the property.

Viewing

Please call 0114 268 3333 for viewings which will adhere to social distancing measures and we will respond to your query as quickly as possible or email the auction team direct. Direct non confirmed viewings at the property are not permitted.