

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.

Energy Efficiency Rating	
Potential	Current
85	67

Very energy efficient - lower running costs
Not energy efficient - higher running costs

EU Directive 2002/91/EC
England & Wales
www.epca.uk.com

Total area: approx. 103.1 sq. metres (1110.0 sq. feet)
All measurements are approximate
Plan produced using Planipz.





136 Pomona Street | Ecclesall | Sheffield | S11 8JL Property Tenure: Leasehold

Fully let for the forth coming academic year 2022/2023 is this spacious five bedroomed student let property. Returning an annual income of £27,040 per Annam that equates to a healthy 8% yield. Located in unquestionably one of Sheffield's most sought after residential student suburbs, close to campus, Endcliffe park, nightlife and the city centre, the property is available as a going concern and has all relevant HMO paperwork in place. The property also adheres to all current legislation associated with a student letting dwelling. Being of particular interest to the landlord looking to expand a portfolio, viewing is advised to see the see the standard on offer. With five spacious bedrooms across three floors of accommodation, easy on road parking is to the front and a rear private garden is also on offer.



PROPERTY FEATURES

- FIVE BEDROOMED STUDENT PROPERTY
- FULLY LET FOR ACADEMIC YEAR 2022-2023
- HEALTHY 8% YIELD PER ANNAM
- RETURNING £27,040 PER YEAR INCOME
- PERFECT FOR THE INVESTOR LOOKING TO ADD TO A PORTFOLIO
- CLOSE TO CAMPUS AND CENTRAL SHEFFIELD
- THREE FLOORS OF ACCOMMODATION
- WELL SOUGHT AFTER STUDENT LOCATION
- PROVEN TRACK RECORD AS A SUCCESSFUL LETTING PROPERTY
- HMO LICENSE IN PLACE

OFFERS IN REGION OF £335,000

