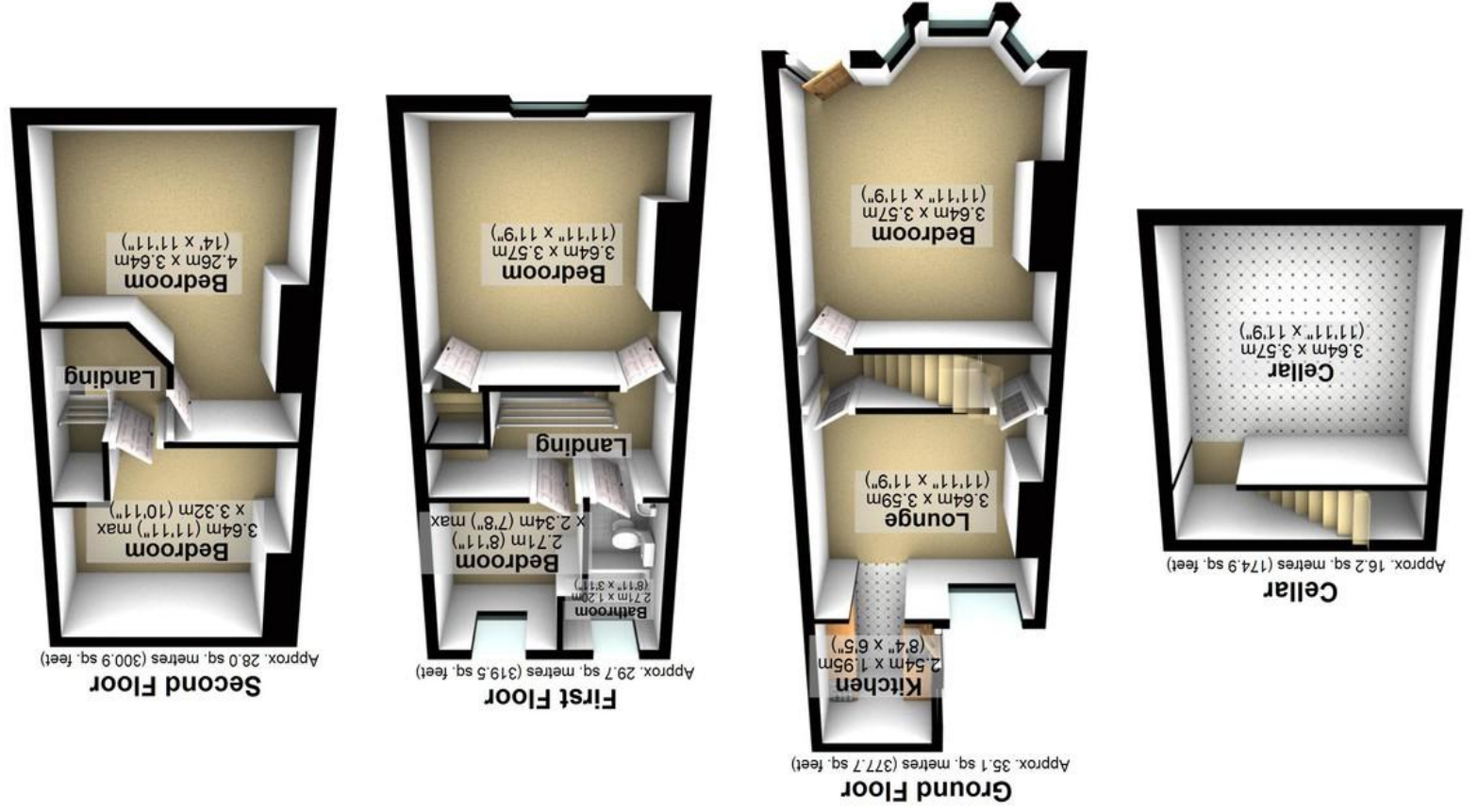


Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

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England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92+)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
Not energy efficient - higher running costs	G (1-20)
Current	59
Potential	77

Total area: approx. 109.0 sq. metres (1173.0 sq. feet)  
All measurements are approximate  
Plan produced using PlanUp







52 Bowood Road | Ecclesall | Sheffield | S11 8YF

**Property Tenure:** Leasehold

Fully let for the forth coming academic year 2022/2023 is this spacious four bedroomed student let property. Returning an annual income of £22,256 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 four 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**

- FULLY LET FOR THE ACADEMIC YEAR 2022-2023
- HEALTHY 8% YIELD RETURN
- RETURNING £22,256 PER ANNAM
- PERFECT FOR THE INVESTOR LOOKING TO EXPAND A PORTFOLIO
- HEART OF WELL SOUGHT AFTER SHARROW VALE
- UNIVERSITY CAMPUS CLOSE BY
- THREE FLOORS OF ACCOMMODATION
- EASY ON ROAD PERMIT PARKING AND REAR GARDEN AREA
- LONG TRACK RECORD AS A SUCCESSFUL LETTING PROPERTY
- EASY ACCESS TO AMENITIES AND ENDCLIFFE PARK

**OFFERS IN REGION OF £275,000**

