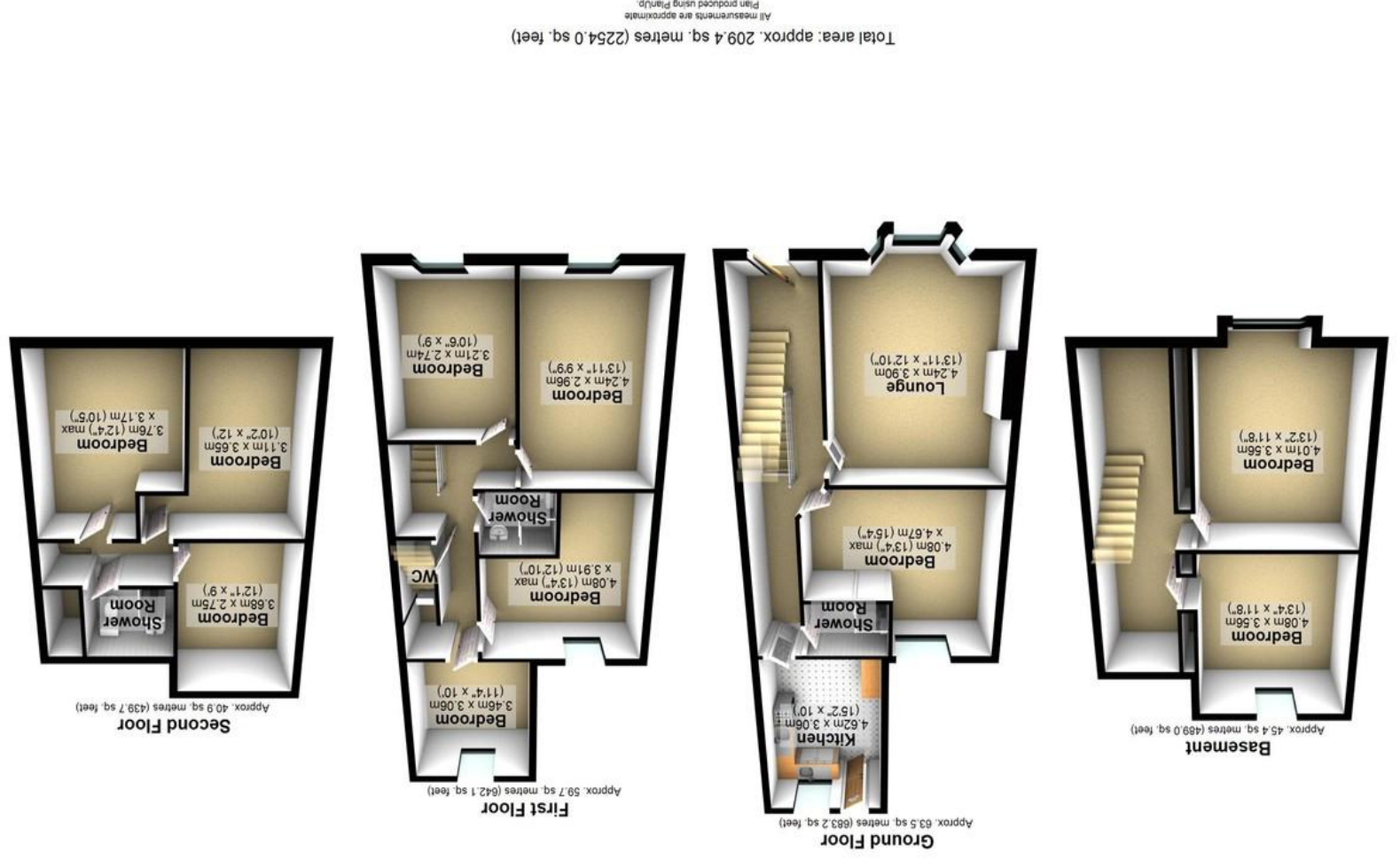


Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and should not be relied upon and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are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

Energy Efficiency Rating	
Potential	Current
A (92+)	80
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	

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

EU Directive 2002/91/EC
www.epcau.com





380 Ecclesall Road | Ecclesall | Sheffield | S11 8PJ Property Tenure: Leasehold

Fully let for the forth coming academic year 2022/2023 is this spacious 10 bedroomed student let property. Returning an annual income of £52,520 per annum 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 ten spacious bedrooms across four floors of accommodation that total 1,254 sq feet, there is on road parking to the front and rear garden.



- PROPERTY FEATURES**
- 10 BEDROOMED HMO STUDENT PROPERTY
 - FULLY LET FOR ACADEMIC YEAR 2022-2023
 - RETURNING £52,520 PER ANNUM
 - HEALTHY 8% YIELD AND PROVEN LETTING TRACK RECORD
 - PERFECT FOR THE INVESTOR LOOKING TO ADD TO A PORTFOLIO
 - HEART OF ECCLESALL WITH CAMPUS DOWN THE ROAD
 - STONE FRONTED VICTORIAN VILLA TERRACED
 - MODERNISED TO A HIGH STANDARD THROUGHOUT
 - STUDENT NIGHTLIFE ALL ON THE DOOR STEP
 - CLOSE TO CENTRAL SHEFFIELD AND THE PEAK DISTRICT

