

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	56
Potential	81

361 Crookesmoor Road

Total area: approx. 161.2 sq. metres (1734.8 sq. feet)
Floor plans are for identification purposes only. All measurements are approximate.
Plan produced using PlanItP.





361 Crookesmoor Road | Crookesmoor | Sheffield | S10 1BD

Property Tenure: Freehold

Returning a healthy 6% yield equating to £38,844 per Annam net income and fully let for the next academic year 23/24 is this fabulous nine bedroomed, stone built Victorian end of terraced. With a full HMO license in place this property is set up and ready to go as an investment property. Located close to numerous local amenities, public transport links, universities are on hand and central Sheffield is also close by. Finished internally to a high standard this fabulous property must be viewed internally to be fully appreciated and offers four spacious floors of accommodation that total an impressive 1,735 sq feet. In brief comprises, entrance hall, front ground floor bedroom, rear bedroom and two shower rooms. Lower ground floor is the kitchen and living room. To the upper floors are seven further great sized bedrooms and bathroom. Outside is a rear low maintenance garden.



PROPERTY FEATURES

- NINE BEDROOMED STUDENT RENTAL PROPERTY
- FULLY LET FOR ACADEMIC YEAR 2023-2024
- FULL HMO LICENSE IN PLACE
- FOUR INCREDIBLY SPACIOUS FLOORS OF ACCOMMODATION TOTALLING 1,735 SQ FEET
- HEART OF THIS POPULAR STUDENT LOCATION
- WALKING DISTANCE TO UNIVERSITIES
- IDEAL FOR THE LANDLORD LOOKING FOR A PORTFOLIO PURCHASE
- VIEWING ESSENTIAL TO DO FULL JUSTICE
- HEALTHY 6% YIELD OR £38,844 PER ANNAM
- LEASEHOLD PROPERTY COUNCIL TAX BAND B

