

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and should be checked by the purchaser. 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.

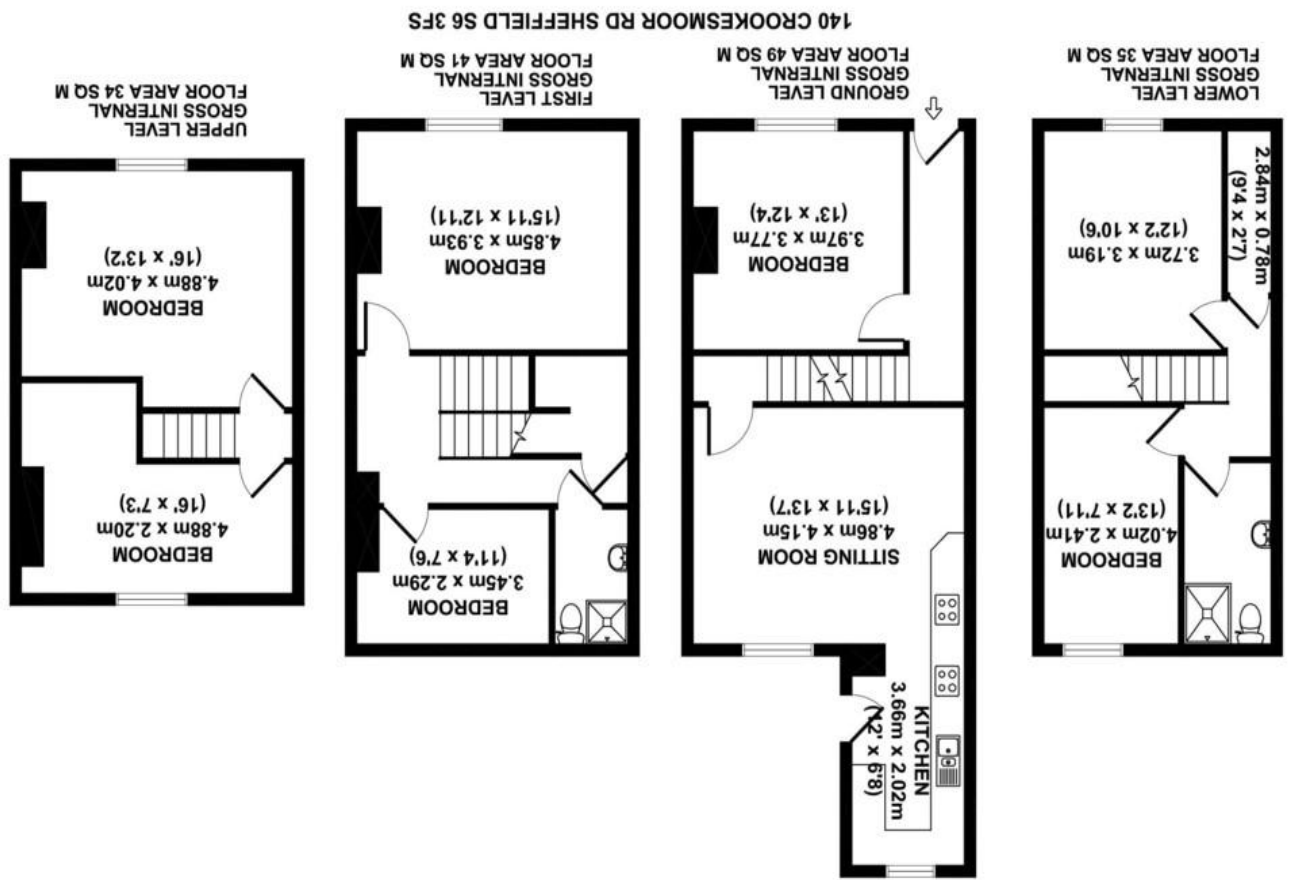
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Energy Efficiency Rating	
Potential	Current
A (92+)	
B (81-91)	
C (69-80)	
D (55-68)	61
E (39-54)	
F (21-38)	
G (1-20)	
Very energy efficient - lower running costs	
Not energy efficient - higher running costs	

EU Directive 2002/91/EC

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error or omission or mis-statement. These plans are for representation purposes only and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or their efficiency can be given.

APPROX. GROSS INTERNAL FLOOR AREA 159 SQ M / 1711 SQ FT





140 Crookesmoor Road | Crookesmoor | Sheffield | S10 1BD Property Tenure: Leasehold

Returning a healthy 6% yield equating to £32,760 per Annam net income and fully let for the next academic year 23/24 is this fabulous seven bed roomed, stone built Victorian 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 in brief comprises, entrance hall, front ground floor bedroom, rear sitting room flowing to integrated kitchen. To the upper floors are six further great sized bedrooms and two bathrooms. Outside is a rear low maintenance garden.



**PROPERTY FEATURES**

- SEVEN BEDROOMED STONE TERRACED PROPERTY
- TWO BATH/SHOWER ROOMS
- FULL HMO IN PLACE
- FULLY LET FOR ACADEMIC YEAR 2023/2024
- RETURNS £32,760 PER ANNAM NET INCOME
- IDEAL INVESTMENT VEHICLE WITH A HEALTHY 6% YIELD
- CLOSE TO AMENITIES AND UNIVERSITIES
- HEART OF THIS POPULAR STUDENT AREA
- VIEWING ADVISED TO SEE FINISH ON OFFER
- LEASEHOLD PROPERTY COUNCIL TAX BAND B

**OFFERS IN REGION OF £550,000**

