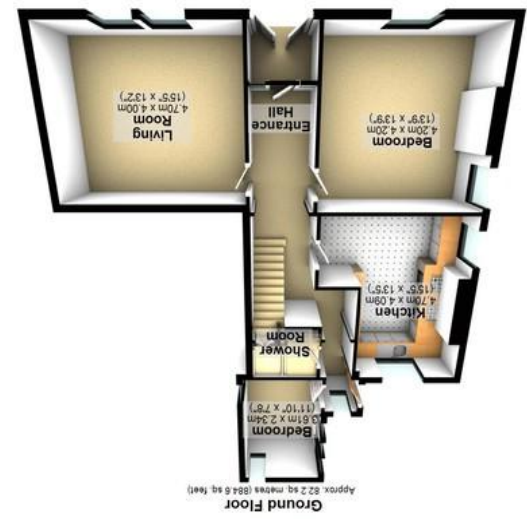
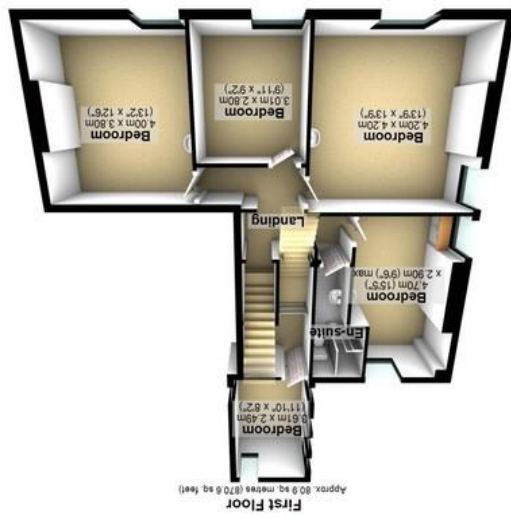
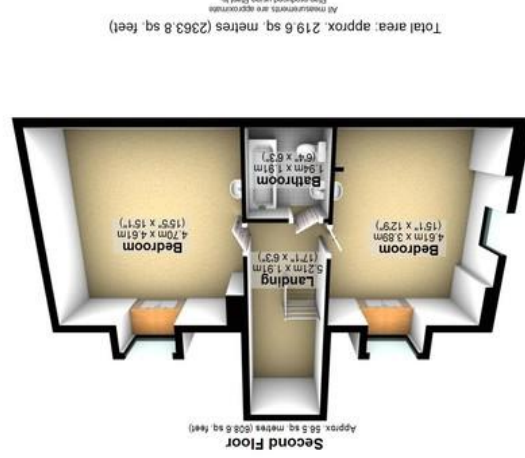
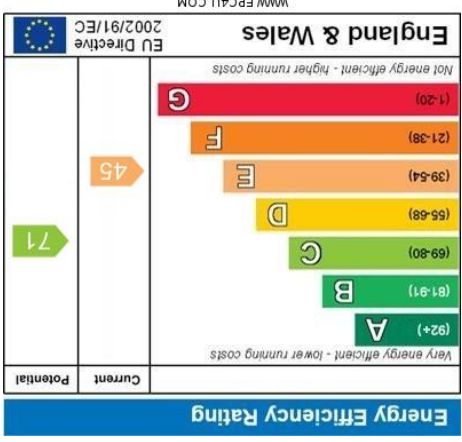


Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.





33 Wilkinson Street | Broomhill | Sheffield | S10 2GB Property Tenure: Leasehold

An incredibly rare opportunity has arisen to purchase this substantial nine bedroomed, three bathroomed, Georgian semi detached rental property. With full HMO license in place and being fully let for the forthcoming academic year 2023-2024 this sale represents an opportunity to acquire a property with a proven track record for results and returns. Supplying an annual income of £39,000 exclusive of bills number 33 is perfect for the landlord looking to increase there portfolio with a ready let student property. Having been recently updated and refurbished to an excellent standard throughout by the current owners the property enjoys a Georgian feel from the outside complimented with a modern internal finish. Located within walking distance of university campus on both Collegiate crescent and Hallam together with central Sheffield and served by regular public transport links including the super tram.



PROPERTY FEATURES

- 9 BEDROOMED HMO PROPERTY
- FULLY LET FOR 2023/2024 ALREADY
- RETURNING £39,000 PER YEAR EXCLUSIVE OF BILLS
- CLOSE TO CITY AND COLLEGIATE CAMPUS
- IDEAL PORTFOLIO PURCHASE
- INCREDIBLY RARE OPPORTUNITY TO MARKET
- FULLY RENOVATED TO AN EXCEPTIONALLY HIGH STANDARD
- 6.5% YIELD RETURN FROM TAKING POSSESSION
- VIEWING ADVISED TO SEE SIZE AND STANDARD ON OFFER
- COUNCIL TAX BAND B LEASEHOLD PROPERTY

OFFERS AROUND £625,000

