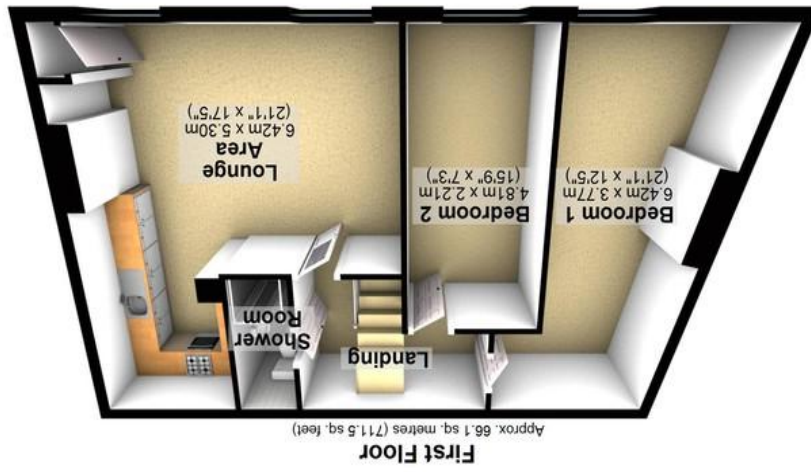
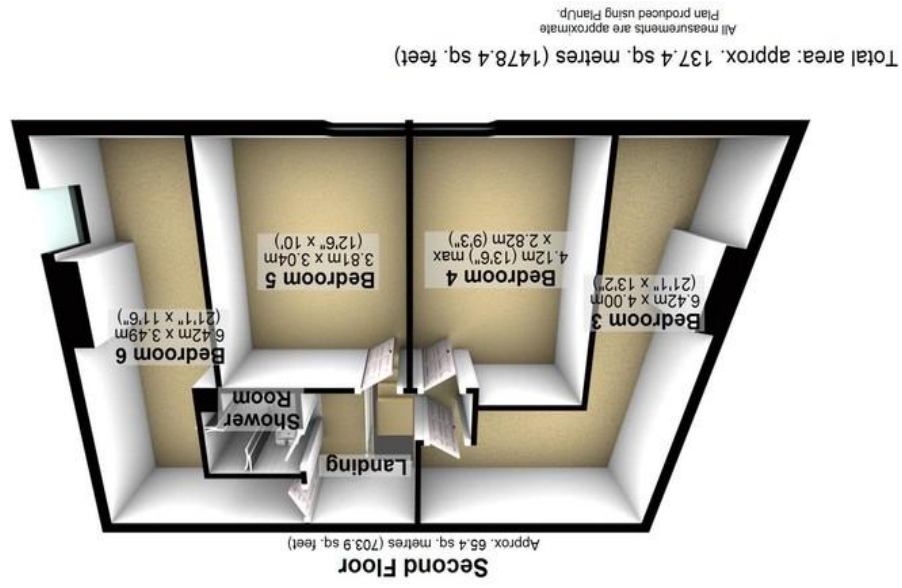


Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

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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	61
Potential	76





422a Sharrow Vale Road | Sharrow Vale | Sheffield | S11 8ZD

**Property Tenure:** Leasehold

An incredibly deceptive, six bedroomed, two bathroomed, split level, duplex apartment. Having previously been used as a successful student buy to let property that but could also be used as an air B and B to create a more lucrative return. When fully let the property annually returned £26,000 per Annam or around 9% yield gross. Located in the very heart of this incredibly popular suburb of Sharrow Vale within a short stroll of the university, Endcliffe park and fashionable Ecclesall road that boasts an array of independent eateries, cafes and shops together with central Sheffield. With private access to the rear of the rear the property in brief comprises open plan dining kitchen through to a spacious lounge area, shower room and two spacious double bedrooms make up the first floor. To the second floor are four further double bedrooms and a second shower room.



### PROPERTY FEATURES

- SIX DOUBLE BEDROOMED DUPLEX APARTMENT
- INCREDIBLY SPACIOUS ACCOMMODATION ON TWO FLOORS TOTALLING 1,478 SQ FEET
- £26,000 PER ANNAM INCOME WHEN FULLY LET
- 9% RETURN YIELD PER ANNAM GROSS
- CAN B USED AS A STUDENT LET OR AIR B AND B
- HEART OF ULTRA POPULAR SHARROW VALE
- SHORT STROLL TO THE UNIVERSITY CAMPUS
- CLOSE TO ECCLESALL ROAD AND ENDCLIFFE PARK
- IDEAL INVESTMENT PROPERTY
- VIEWING ADVISED TO SEE THE TRUE POTENTIAL ON OFFER AND NO ONWARD CHAIN INVOLVED

