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Bolsover Road, Firth Park,
Sheffield, S5 6UQ

BELVOIR!

OIRO £185,000



Key Features

- > Four Bedroom HMO with 10% Net Yield
- > Current Net Annual Income of £18,708
 - > Fantastic Investment
 - > Four Shower Rooms
 - > Back Garden
 - > Tenure: Leasehold
 - > EPC rating D

Belvoir Sheffield are pleased to bring to the market this four-bedroom HMO property set over 3 floors containing 4 self contained modern rooms, a good-sized shared living area and kitchen with a large rear garden.

The property is fully tenanted and has a current gross rental income of £23,508 per annum.



Each of the four rooms consist of spacious sleeping area with its own bathroom with enclosed shower, sink and W.C. To the ground floor there is Room One along with a large living space and off shot kitchen consisting of a range of wall and base units with integrated oven, hob and extract. Washing machine and fridge freezer also included within the sale. To the first floor are rooms 2 and 3 with stairs leading to the second floor containing Room 4.

The property is fitted with double glazing and has gas central heating. Located in walking distance to the Northern General hospital and just a short commute to the City Centre and Meadowhall Shopping centre. The property has fantastic transport links and many amenities close by.

Rental information: Room 1 - £495 PCM - 10.06.2024 to 09.12.2024 : Room 2 - £475 PCM – 25.01.25 – 24.07.25 : Room 3 - £499 PCM - Monthly rolling contract : Room 4 - £490 PCM - 28.06.2024 to 27.12.2024 : Annual gross totals £23,508.

Owner pays bills (gas, electric, water rates, council tax and internet) which is on average £400 per month.

Additional Information: *Remaining Lease 674 years *Ground Rent approx £1.20 Per annum *Council Tax Band A *As advised by Vendors

Disclaimers and Advice: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, including but not limited to heating, plumbing or electrical systems and any appliances (if included in the sale) listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation. If you already have or are considering purchasing a property to let, please contact us for specialist advice.



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