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Bolsover Road, Firth Park,
Sheffield, S5 6UQ

BELVOIR!

OIRO £185,000



Key Features

- > Four Bedroom HMO with 10% Net Yield
- > Fantastic Investment
- > Four Shower Rooms
- > Rear 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 has a potential gross rental income of £23,520 per annum.



This well-presented HMO property offers four generously sized bedrooms, each with its own private bathroom featuring an enclosed shower, sink, and W.C., ensuring comfort and convenience for all residents.

On the ground floor, you'll find Room One, alongside a spacious living area and an off-shot kitchen fitted with a range of wall and base units, integrated oven, hob, and extractor fan. A washing machine and fridge freezer are also included in the sale.

The first floor accommodates Rooms Two and Three, with stairs leading up to the second floor where Room Four is located.

The property benefits from double glazing and gas central heating throughout. Ideally situated within walking distance of the Northern General Hospital and offering easy access to Sheffield City Centre and Meadowhall Shopping Centre, the property boasts excellent transport links and is close to a wide range of local amenities.

Rental information: Room 1 - £495 PCM – monthly rolling contract. Room 2 - £475 PCM – 25.01.25 – 24.07.25 : Room 3 - Vacant (potential £495 PCM) : Room 4 - Vacant (Potential £495 PCM): Potential annual gross totals £23,520

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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