



5  1  5 

Henry Street, Sheffield, S3 7LU

BELVOIR!

OIRO £355,000



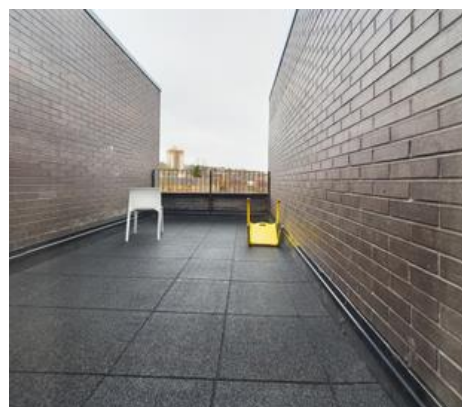
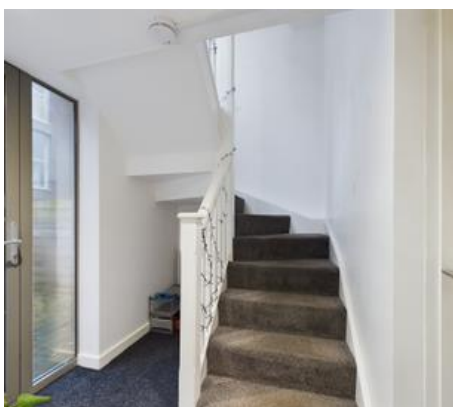
Key Features

- > HMO with 5 self contained studios
- > Large shared living/kitchen area
 - > Three communal terraces
- > Fantastic Investment Opportunity
- > 2KW Solar Panels owned outright
 - > Newly built in 2016
 - > Tenure: Leasehold
 - > EPC rating B

Belvoir Sheffield are pleased to bring to the market this state-of-the-art HMO property built in 2016 by award winning architects Coda Studios.

This end of terraced house set over 4 floors contains 5 self contained modern studios and a large open plan kitchen/living area with the added benefit of three shared terrace areas for the tenants to enjoy.

The property is fully tenanted and has a current gross rental income of £34,500 per annum.



Each of the 5 studios consist of spacious living/sleeping area with storage and its own bathroom with enclosed shower, sink and W.C. To the ground floor there are the first 2 studios along with an outside terrace which can be accessed from both the shared hallway and Studio 1. To the first floor is the shared living/kitchen which consists of a good range of wall and base units, integrated oven, hob, extract fan and microwave. A storage cupboard to the corner houses the boiler and water cylinder. Spacious and light providing a nice space for the tenants to utilise with a patio door leading out to a second communal terrace area. To the second floor there are Studios 3 and 4 and the third floor contains Studio 5 along with a door from the hallway accessing the third shared communal terrace area.

Each tenant currently pays £575 per month including energy, water and broadband and all Studios are currently occupied.

The property development named Bento was built in 2016 as part of an estate of 8 properties designed by award winning architects Coda Studios offering a unique living experience focused on luxury, convenience and high-end features including 2KW Solar Panels which are owned outright. The property is fitted with double glazing and has gas central heating. Located very close to both the City Centre and Kelham Island with access to an array of amenities, bars, restaurants, public transport and within walking distance to the universities and hospitals.

Additional Information: *Remaining Lease 292 years *Ground Rent £400 Per annum *Council Tax Band D *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.



Contact us today to arrange a viewing...

BELVOIR!

www.belvoir.co.uk/offices/sheffield

0114 252 5215