



43 Abbeydale Road, Abbeydale, Sheffield, S7 1FA





# 43 Abbeydale Road

## Abbeydale

Offers Around

# £275,000

**\*\* ATTENTION INVESTORS \*\*** For sale with NO ONWARD CHAIN and immediate vacant possession is this fully licensed five bedroom HMO with a potential annual income of circa £26,000 per annum (£100 pp/pw) located in this sought after central location with easy access to amenities on London Road, Abbeydale Road and Sheffield City Centre.

Briefly the accommodation comprises: Entrance lobby. Downstairs bedroom to the front with bay window. Lounge/dining room with access to the cellar currently used for storage. Separate fitted kitchen having a range of modern contemporary units and integrated oven/hob. Space for a washing machine and fridge/freezer. First floor: Two double bedrooms and two shower rooms with modern fittings. A further staircase rises to two generous attic double bedrooms with eaves storage.

Outside to the rear is a courtyard garden offering ample space to sit out. On street parking.



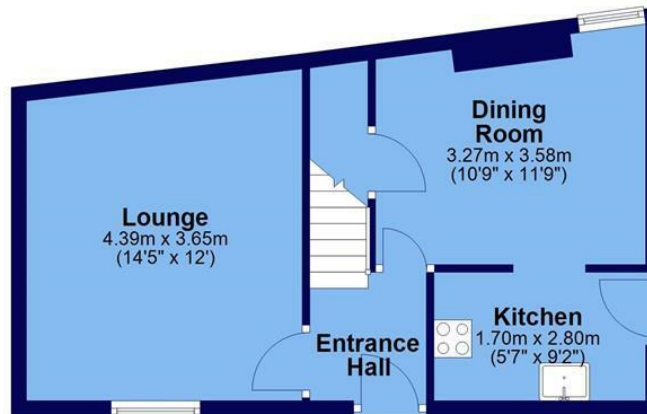
- Fully Licensed Five Bedroom HMO
- Projected Annual Income Of Circa £26,000 Per Annum
- Excellent Central Location
- Close To Amenities On London Road And Abbeydale Road
- Opposite Mount Pleasant Park
- On Street Parking
- No Onward Chain
- Excellent Investment Opportunity
- EPC Rating E/Council Tax Band A/Freehold
- Viewing Via Banner Cross Office





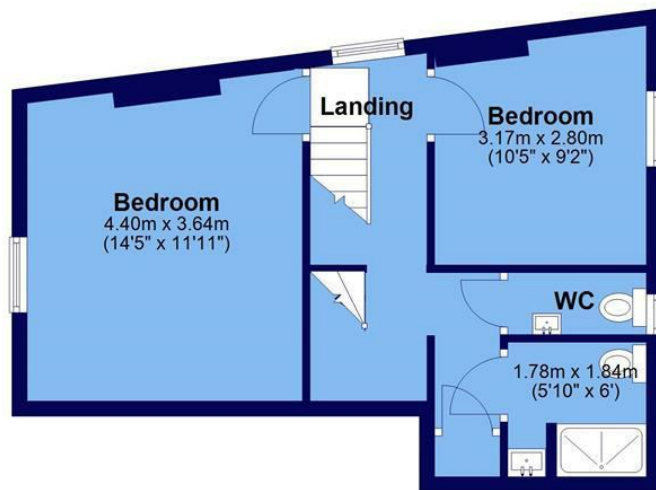
## Ground Floor

Approx. 36.5 sq. metres (393.4 sq. feet)



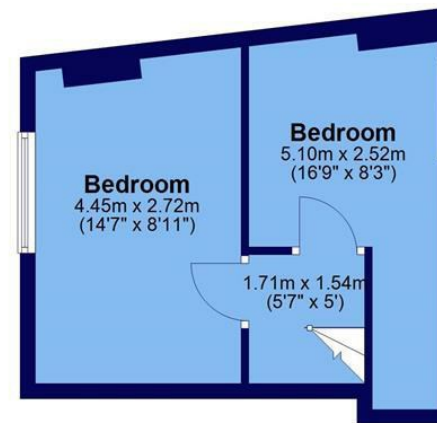
## First Floor

Approx. 39.3 sq. metres (423.1 sq. feet)



## Second Floor

Approx. 24.0 sq. metres (258.8 sq. feet)



Total area: approx. 99.9 sq. metres (1075.4 sq. feet)

All measurements are approximate  
Plan produced using PlanUp.

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point, which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. Please note all the measurement details are approximate and should not be relied upon as exact. All plans, floor plans and maps are for guidance purposes only and are not to scale. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT. 'A Life Assurance policy may be requested.' 'Written Quotations of credit terms available on request.'

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