

# Saxton Mee



**Mona Road Crookes Sheffield S10 1NG**  
**Offers In The Region Of £275,000**

## Mona Road

Sheffield S10 1NG

### Offers In The Region Of £275,000

An ideal investment opportunity has arisen to purchase this fabulous four bedroom end of terrace house which has been a very successful HMO rental house property. Situated in the popular area of Crookes, the property is fully article four compliant and is currently let until the end of June 2024 with an annual income of £17,689 exclusive of bills. The property is generally well presented and maintained, benefitting from generous sized rooms, two bath/shower rooms, and is currently advertised for new tenants from July 2024 with an expected annual rent of £19,760 exclusive of bills. The property further benefits from gas central heating, Upvc double glazing, and a west facing garden to the rear. Briefly the accommodation comprises a living room which leads into an off shot kitchen, four double bedrooms, a bathroom, and a separate shower room.

- IDEAL INVESTMENT OPPORTUNITY
- HMO RENTAL PROPERTY
- FOUR DOUBLE BEDROOMS
- TWO BATH/SHOWER ROOMS
- END OF TERRACE PROPERTY
- ARTICLE FOUR COMPLIANT
- CURRENT INCOME £17,689 PA
- POTENTIAL TO INCREASE TO £19,760 PA
- SOUGHT AFTER LOCATION
- CLOSE TO SHEFFIELD UNIVERSITY





#### **OUTSIDE**

Front garden which sets the property back from the road. Access down the side of the property leads to a gate which opens into the west facing rear garden.

#### **LOCATION**

Situated in the sought after area of Crookes, within close proximity to the various Sheffield University campuses, and near to an array of local amenities including butchers, bakers, greengrocers, beauty salons and hairdressers. A good selection of pubs, restaurants, takeaways and supermarkets are also within walking distance. Regular bus routes offer access to the City Centre and out to the glorious scenery of the Peak District.

#### **MATERIAL INFORMATION**

The property is Freehold and currently Council Tax Band B.

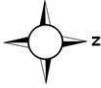
#### **VALUER**

Victoria Parkin

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. 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. All plans, floor plans and maps are for guidance purposes only and are not to scale. Please note all measurements are approximate and should not be relied upon as exact. 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.

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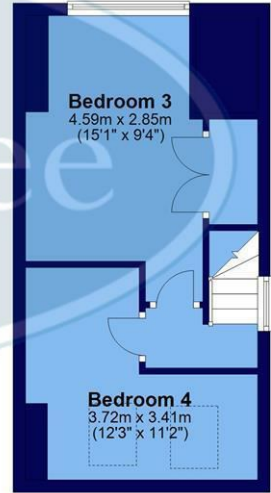
**Ground Floor**  
Approx. 40.3 sq. metres (433.8 sq. feet)



**First Floor**  
Approx. 36.8 sq. metres (396.4 sq. feet)



**Second Floor**  
Approx. 27.8 sq. metres (298.8 sq. feet)



Total area: approx. 104.9 sq. metres (1129.0 sq. feet)

All measurements are approximate  
Plan produced using PlanUp.

**Crookes**  
**Hillsborough**  
**Stocksbridge**

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[www.saxtonmee.co.uk](http://www.saxtonmee.co.uk)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92-91)	B		
(85-80)	C		
(75-65)	D		
(55-50)	E		
(45-35)	F		
(1-10)	G		
Not energy efficient - higher running costs			
England & Wales		81	62

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	A		
(81-61)	B		
(55-50)	C		
(35-30)	D		
(15-10)	E		
(1-10)	F		
(1-10)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales			