

Saxton Mee

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Crookesmoor Road Crookes Sheffield S10 1BE
Offers Around £300,000



Crookesmoor Road

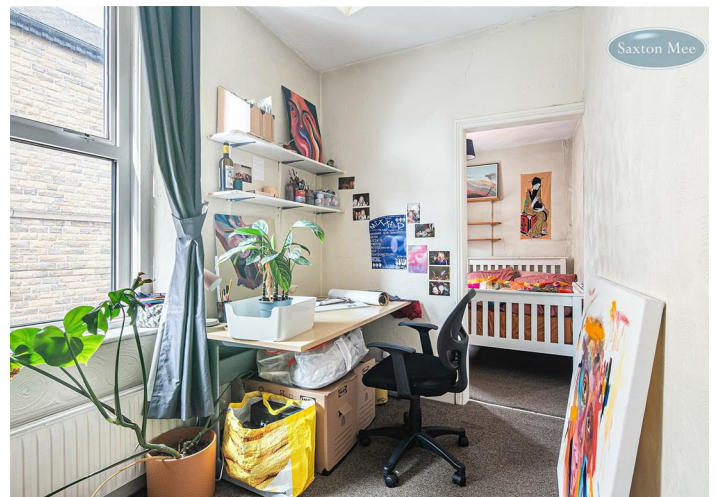
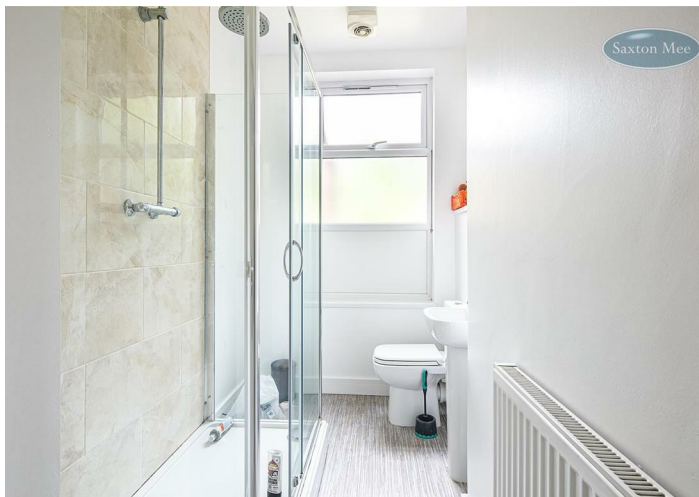
Sheffield S10 1BE

Offers Around £300,000

We are delighted to bring to market this five double bedroom, two bathroom stone built end terrace property which is an ideal opportunity for a Buy-to-Let investor as the property is let until the end of June 2025 and offers generously sized rooms as well as being positioned in a highly sought after area for university students and providing a rental income in of £26,040 per annum excluding bills. The property benefits from a good size rear garden, ample on street parking adjacent to the property, uPVC double glazing and gas central heating. Well maintained throughout the living accommodation briefly comprises, side door which opens into an inner lobby with access into the living area and bedroom one. Bedroom one is a good size double with a large front window and a front entrance door. The living area has original cupboards and wall and base units with a worktop, this in turn leads into the kitchen which has a range of wall, base and drawer units with a complementary worktop which incorporates the sink, drainer and the four ring hob with extractor above. There is an integrated electric oven, housing and plumbing for a dishwasher and houses the boiler. From the inner lobby, a staircase rises to the first floor landing with a study area and access into two bedrooms and two shower rooms. Double bedroom two is to the front of the property. Bedroom three is a good size double overlooks the rear and has ample space for a study/living area. A further staircase rises to the second floor landing and access into two further double bedrooms both with Velux windows.

- IDEAL BUY-TO-LET INVESTMENT
- RENTED UNTIL JUNE 2025 WITH AN INCOME OF £26,040 PER ANNUM EXCLUDING BILLS
- FIVE BEDROOMS & TWO SHOWER ROOMS
- GOOD SIZE REAR GARDEN & AMPLE ON STREET PARKING ADJACENT TO THE PROPERTY
- LIVING AREA & KITCHEN
- LANDING WITH STUDY AREA
- EASY ACCESS TO SHEFFIELD CITY CENTRE, UNIVERSITIES & HOSPITALS
- AMENITIES, SCHOOLS & PUBLIC TRANSPORT LINKS





OUTSIDE

Adjacent to the property is ample on street parking. To the front is a small garden area which sets the property back from the road. To the rear is a good size garden.

LOCATION

Situated in this sought after and convenient location, ideal for people needing access to the various University campuses and numerous Hospitals which are just a short stroll away. Excellent amenities on Barber Road and in turn easy access to central Sheffield. Regular transport links. A range of well established bars and eateries can also be found on the doorstep.

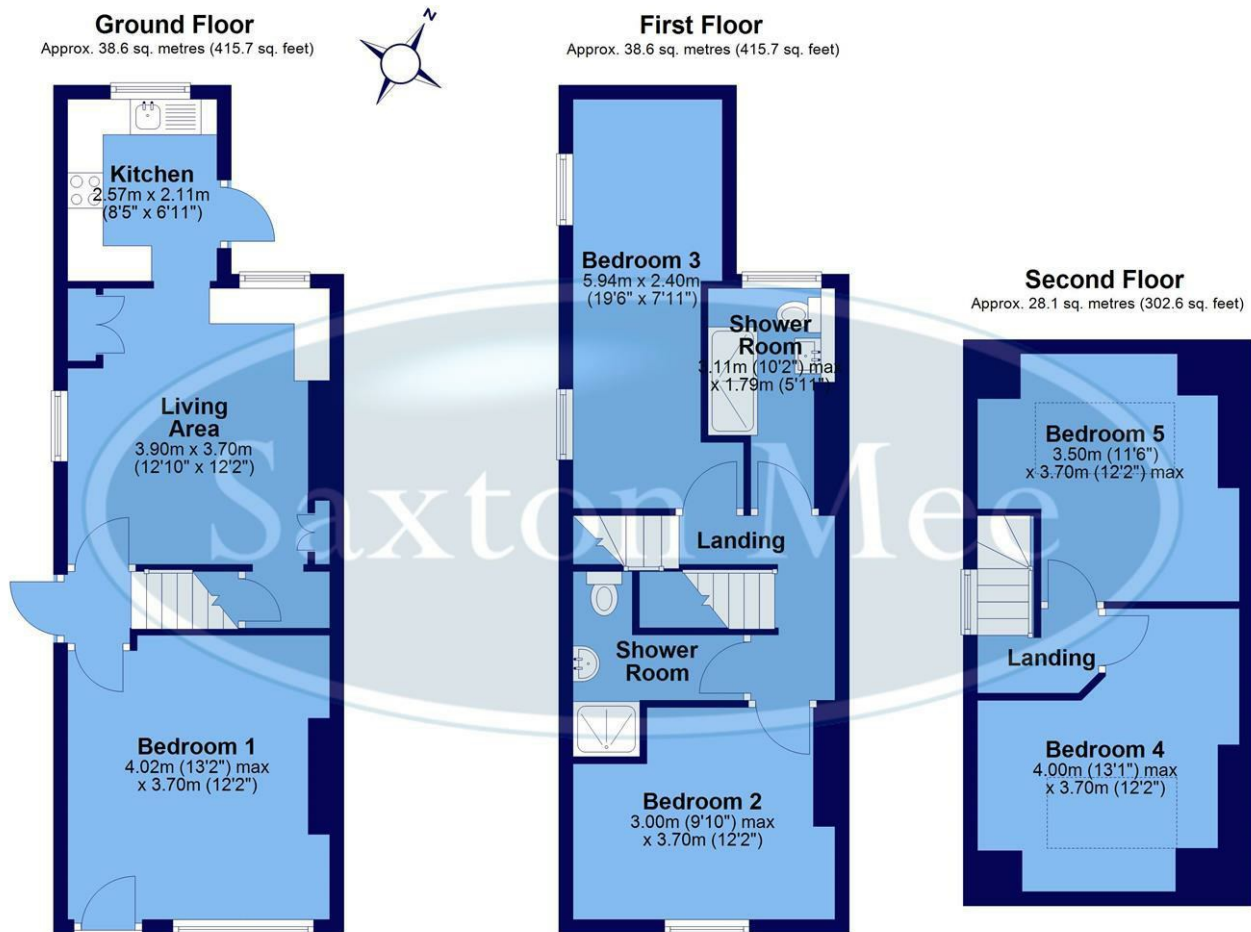
MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band B.

VALUER

Chris Spooner

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.



Total area: approx. 105.3 sq. metres (1134.0 sq. feet)

All measurements are approximate and to max vertical and horizontal lengths
Plan produced using PlanUp.

Crookes
Hillsborough
Stocksbridge

245 Crookes, Sheffield S10 1TF
82 Middlewood Road, Sheffield S6 4HA
462 Manchester Road, Sheffield S36 2DU

T: 0114 266 8365
T: 0114 231 6055
T: 0114 287 0112

www.saxtonmee.co.uk

