



The Nook Crookesmoor Sheffield S10 1EJ  
Offers Around £325,000



# The Nook

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**\*\* INVESTMENT OPPORTUNITY \*\*** For sale with tenants in situ until June 2025 generating an annual income of £28,080 (exclusive of bills) is this six double bedroom fully licensed HMO. Situated within easy reach to Sheffield City Centre, Universities and Hospitals as well as a wealth of amenities on Barber Road. The property is well suited for those looking to invest and benefits from uPVC double glazing and gas fired central heating.

Set over three levels, the the accommodation briefly comprises, off shot kitchen to the rear with a range of wall, base and drawer units. Contrasting worktops incorporate the sink, drainer and the four ring electric hob. Integrated electric oven along with space for a washing machine and fridge/freezer. An opening leads into the dining room/communal living space with access to the basement which is ideal for storage. A door then opens into an inner lobby and the ground floor bedroom to the front.

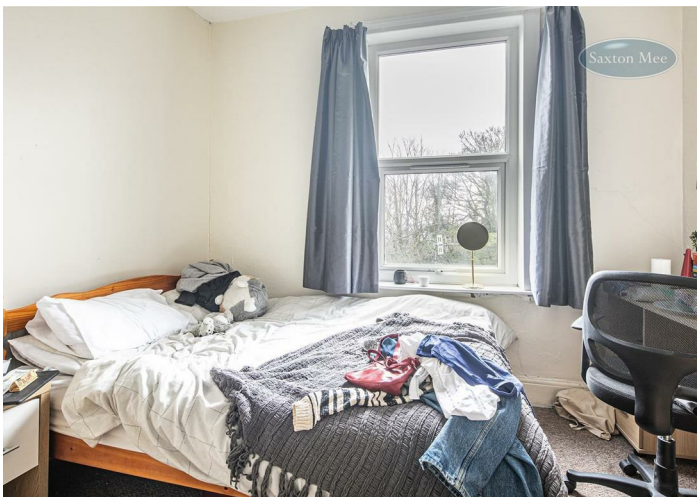
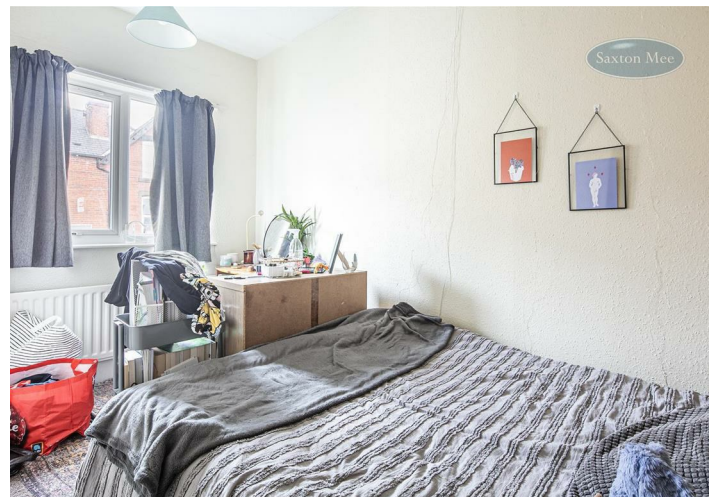
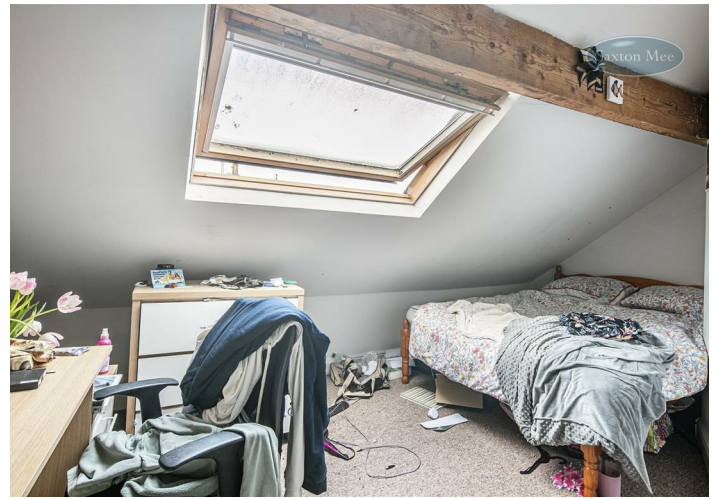
From the inner lobby, a staircase rises to the first floor landing with access into three double bedrooms and the bathroom which has a white suite including bath and overhead shower, wash basin and WC. There is a separate toilet and wash basin.

A further staircase rises to the second floor and to two further good sized double bedrooms and a shower room with shower enclosure.

- FULLY LICENSED HMO
- INVESTMENT OPPORTUNITY
- SIX BEDROOMS
- TWO SHOWERS/WC'S
- ON STREET PARKING
- ANNUAL INCOME £28,080 EXCLUSIVE
- PERFECT LOCATION FOR STUDENTS
- WELL MAINTAINED
- CLOSE TO AMENITIES
- VIEWING BY APPOINTMENT







**OUTSIDE**

To the rear is a spacious lawned garden with ample space to sit out. On street parking.

**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.

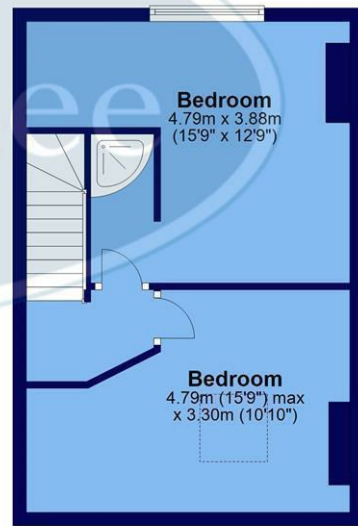
**Ground Floor**  
Approx. 36.5 sq. metres (393.3 sq. feet)



**First Floor**  
Approx. 36.3 sq. metres (390.5 sq. feet)



**Second Floor**  
Approx. 34.9 sq. metres (375.7 sq. feet)



Total area: approx. 107.7 sq. metres (1159.5 sq. feet)  
All measurements are approximate  
Plan produced using PlanUp.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92-91)	B		
(85-80)	C		
(75-65)	D		
(55-50)	E		
(41-35)	F		
(2-1)	G		
Not energy efficient - higher running costs			
England & Wales		82	53

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		
(35-50)	D		
(21-30)	E		
(11-20)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales			