



Crookesmoor Road Crookes Sheffield S6 3FS
Offers Around £200,000

Crookesmoor Road

Sheffield S6 3FS

Offers Around £200,000

**** NO CHAIN ** FREEHOLD **** Situated in this popular location is this three bedroom mid terrace which is an ideal opportunity for a Buy-to-Let investor as the property is let until the end of June 2026 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 £11,440 per annum excluding bills. The property has successfully been let out since 1997, a large rear garden and would benefit from a scheme of refurbishment throughout.

Set over four levels (including the cellar) the living accommodation briefly comprises: enter through a front entrance door into the lounge with coving to the ceiling, a front window and feature fireplace. A door then opens into the inner lobby with access into the kitchen/diner. The kitchen has a range of units with worktops which incorporates the sink and drainer. There is space for an oven with extractor above along with housing and plumbing for a washing machine and space for a fridge freezer. There is a rear entrance door and access to the cellar.

From the inner lobby, a staircase rises to the first floor landing with access into two bedrooms and the bathroom. Bedroom one is a good sized double and to the front aspect. Bedroom two overlooks the rear garden. The bathroom has a three piece suite including bath with electric shower, WC and wash basin.

A further staircase rises to the second floor and attic bedroom three which has Velux window and ample space for furniture.

- IDEAL BUY-TO-LET INVESTMENT
- RENTED UNTIL JUNE 2026 WITH AN INCOME OF £11,440 PER ANNUM EXCLUDING BILLS
- THREE BEDROOMS
- LOUNGE & KITCHEN DINER
- IN NEED OF A SCHEME OF MODERNISATION
- NO CHAIN
- FREEHOLD
- POPULAR LOCATION FOR UNIVERSITY STUDENTS
- AMENITIES & TRANSPORT LINKS
- EASY ACCESS TO SHEFFIELD CITY CENTRE





OUTSIDE

To the rear is a large garden which is mainly laid to lawn.

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.

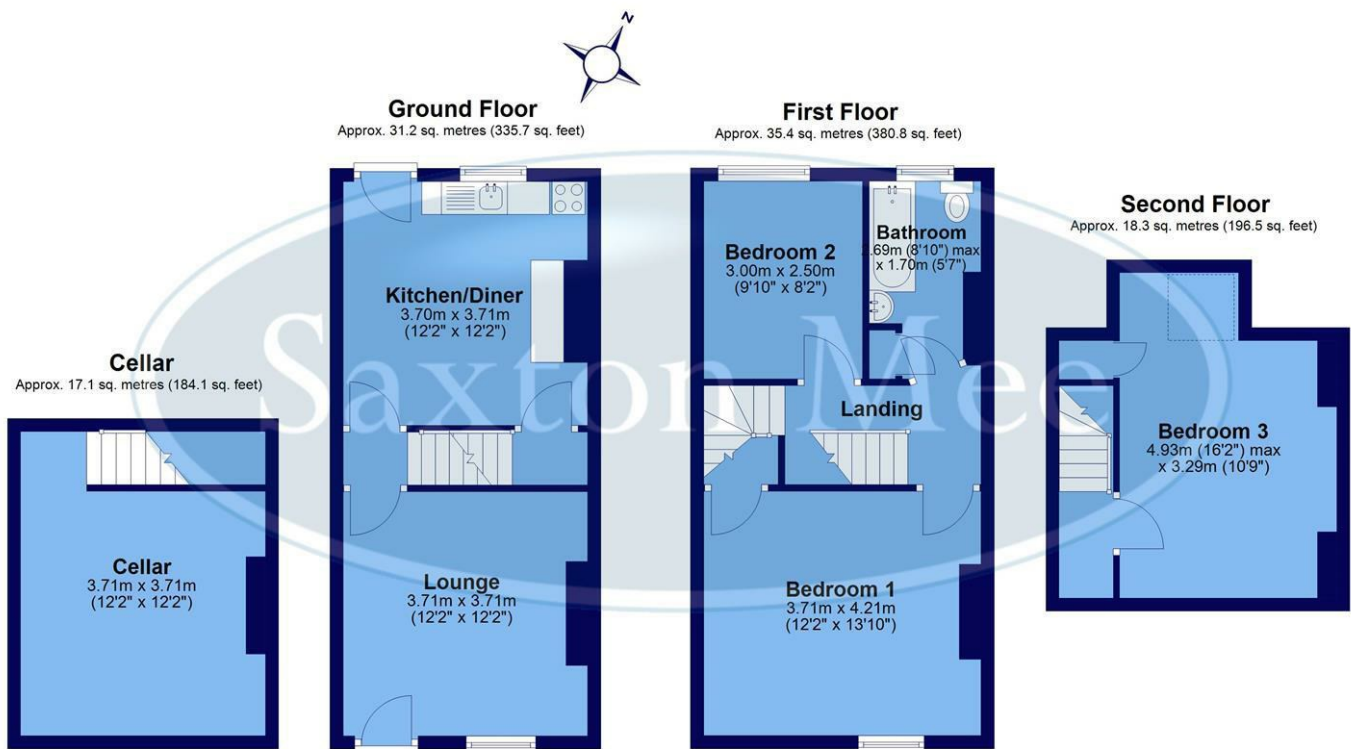
MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band A.

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. 101.9 sq. metres (1097.1 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

