



125 Western Road, Crookes, Sheffield, S10 1LD

Asking Price £275,000

- Four bedroom mid-terrace
- Prime location for student lettings
- Rented until June 2025
- Article 4 compliant
- Annual income of £19,536 exclusive of bills
- No onward chain

125 WESTERN ROAD

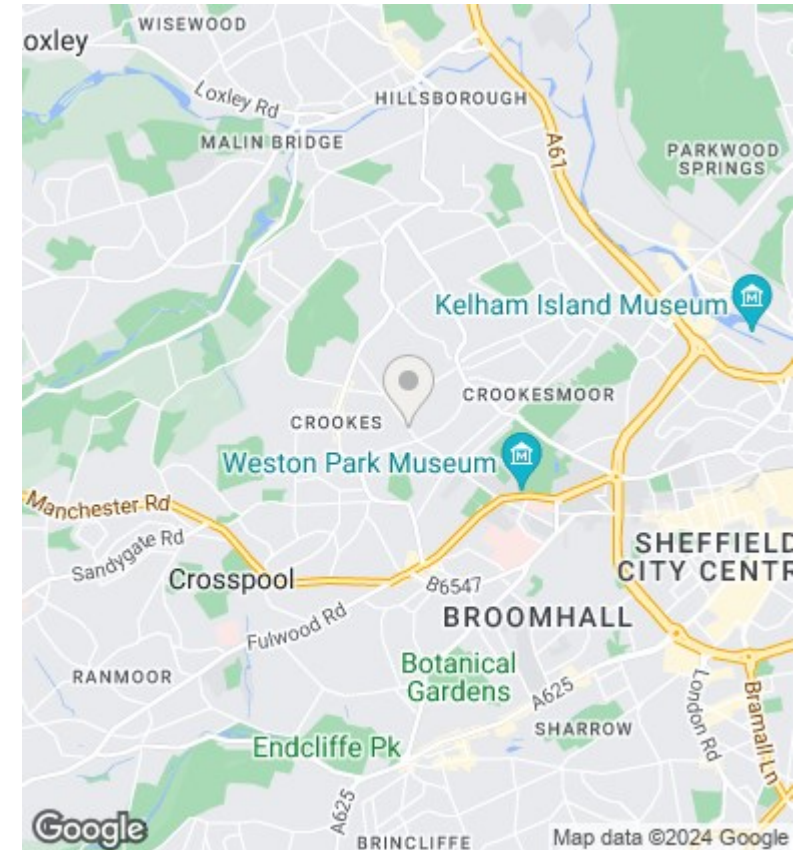
APPROXIMATE GROSS INTERNAL AREA = 106.3 SQ M / 1144 SQ FT

CELLAR = 16.9 SQ M / 182 SQ FT

TOTAL = 123.2 SQ M / 1326 SQ FT



Illustration for identification purposes only, measurements are approximate, not to scale.



Directions

Viewings

Viewings by arrangement only. Call 01142 687777 to make an appointment.

Council Tax Band

B

EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	