



HUNTERS[®]
HERE TO GET *you* THERE

2,4,6,8 Nethergreen Road, Nethergreen, Sheffield, S11 7EJ

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Offers In The Region Of £650,000

Nestled in the desirable area of Nether Green, Sheffield, this impressive investment property on Nethergreen Road presents a remarkable opportunity for those seeking a lucrative rental venture. Comprising four purpose-built two-bedroom apartments, this property boasts a total rental income of £34,200 per annum, making it an attractive option for investors looking to expand their portfolio.

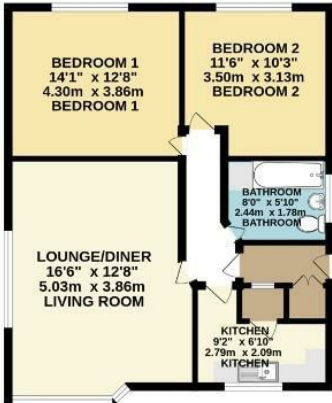
Each apartment is thoughtfully designed to maximise space and comfort, featuring well-proportioned living areas that are perfect for modern living. The property includes two bedrooms, one reception room and separate kitchen and bathroom.

The communal gardens and grounds offer a pleasant outdoor space for residents to enjoy, enhancing the overall appeal of the property. Located in a vibrant neighbourhood, residents will benefit from easy access to local amenities, parks, and excellent transport links, ensuring a convenient lifestyle.

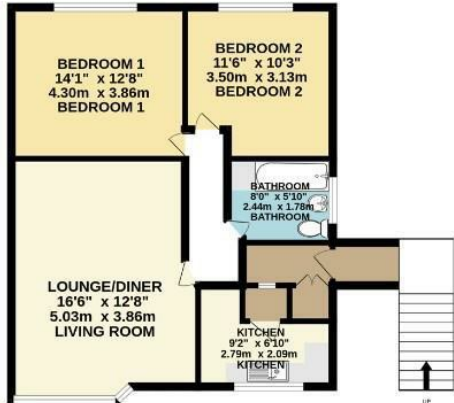
This property not only promises a steady income but also the potential for long-term capital growth in a sought-after area. Whether you are an experienced investor or new to the property market, this investment opportunity on Netherfield Road is not to be missed.

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GROUND FLOOR
1090 sq.ft. (101.3 sq.m.) approx.



1ST FLOOR
1181 sq.ft. (109.8 sq.m.) approx.



TOTAL FLOOR AREA : 2271 sq.ft. (211.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

GENERAL REMARKS

TENURE

This property is Freehold.


RATING ASSESSMENT

We are advised by the Local Authority that the properties are each assessed for Council Tax purposes to Band B.

MORTGAGE FACILITIES

We should be pleased to advise you in obtaining the best type of Mortgage to suit your individual requirements.
YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

Energy Efficiency Rating

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<i>Very energy efficient - lower running costs</i>		
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(81-91) B		
(69-80) C		
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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

