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283 Granville Road, Sheffield, S2 2RP

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## £260,000

An impressive mid-terrace house, presents a remarkable opportunity for both investors and families alike. Boasting six bedrooms and two well-appointed bathrooms, this property is currently licensed as a House in Multiple Occupation (HMO), making it an ideal choice for those seeking quality accommodation with a strong rental yield.

The property generates an attractive income of £24,700 from July 2025, ensuring a lucrative investment for the discerning buyer. The interior features a generous reception room and fully fitted dining kitchen, providing ample space for relaxation and social gatherings. The layout is designed to accommodate modern living while retaining the charm of its period architecture.

Outside, the enclosed low-maintenance yard offers a private retreat, perfect for enjoying the outdoors without the burden of extensive upkeep. The location is particularly advantageous, situated just one mile from the train station and Hallam University, which provides excellent transport links for commuting and exploring the wider region.

With no onward chain, this property is ready for immediate consideration, allowing for a smooth transition for the new owner. Whether you are looking to expand your property portfolio or seeking a spacious family home in a thriving area, this residence on Granville Road is not to be missed.

### GENERAL REMARKS

#### TENURE

This property is Freehold.

#### RATING ASSESSMENT

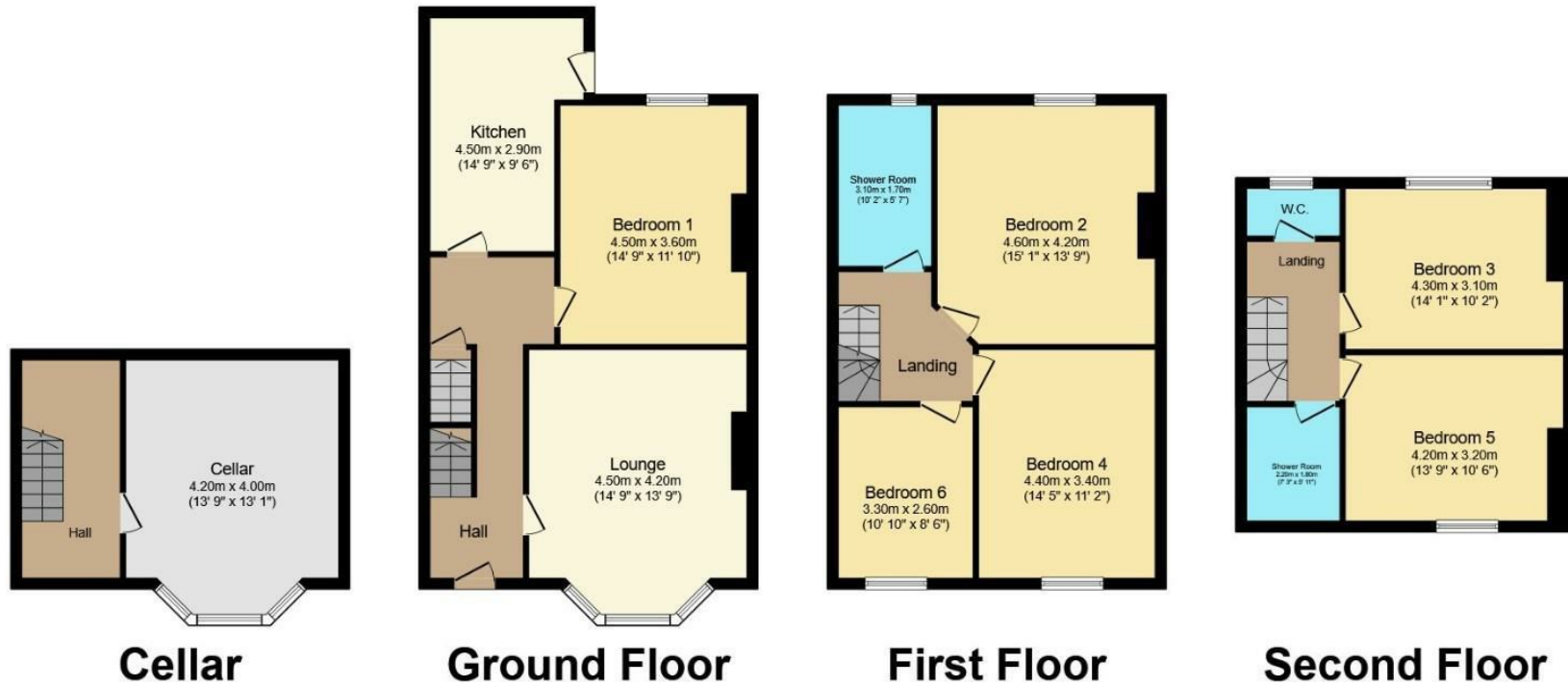
We are verbally advised by the Local Authority that the property is assessed for Council Tax purposes to Band C.

#### 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.

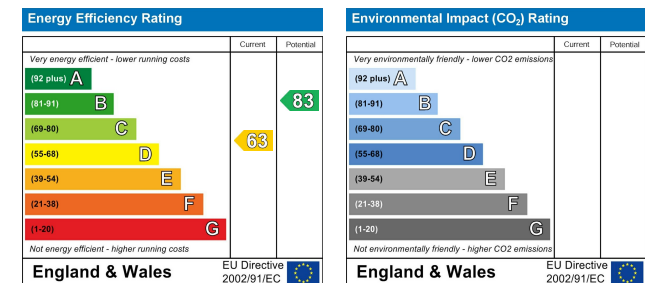
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Total floor area 183.6 sq.m. (1,976 sq.ft.) approx

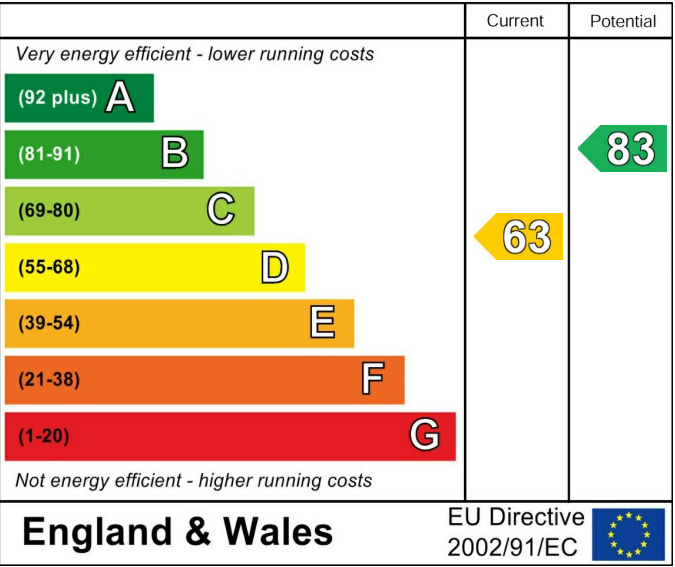
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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Energy Efficiency Rating



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.

