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395 Shoreham Street, Sheffield, S2 4FA

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Asking Price £190,000

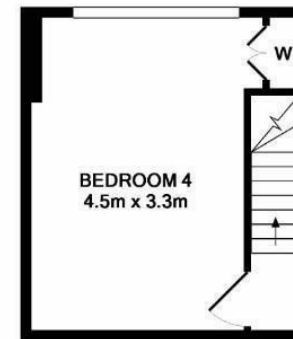
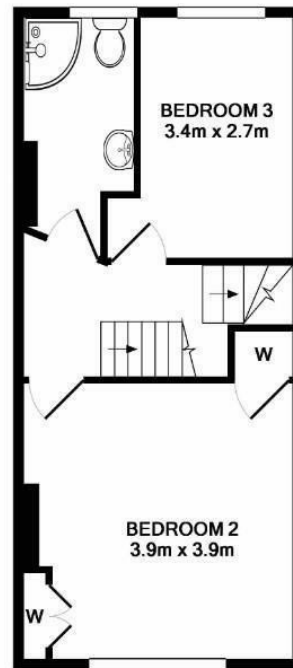
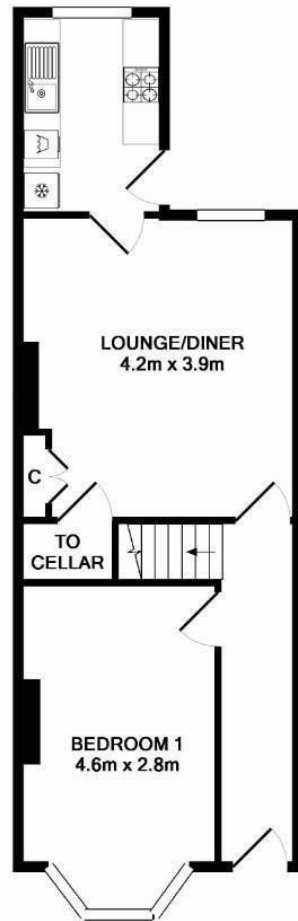
*** CASH BUYERS ONLY *** Nestled on Shoreham Street in the vibrant city of Sheffield, this remarkable four bedroom licenced HMO property presents an exceptional opportunity for investors seeking a student let property. Currently generating an impressive annual income of £16,842. This property is let until the end of June 2025 at £22,684 and next year from July ensuring a steady return on investment.

The property boasts four well-proportioned bedrooms, including three spacious double rooms, one of which is located in the attic, providing a unique living space. The modern fitted kitchen is designed for both functionality and style, making it an ideal space for students to prepare meals and socialise. The entrance hall, adorned with a large window, welcomes you into the home, leading to a comfortable lounge area perfect for relaxation and study. There is also a private paved garden area to the rear of the property perfect for summer evenings or a quite place to enjoy your morning coffee.

Conveniently situated, this house is in close proximity to the universities of Sheffield, the city centre, and a variety of local amenities, making it an attractive choice for students. The combination of its prime location and the potential for continued rental income makes this property a compelling investment opportunity.

Whether you are looking to expand your property portfolio or seeking a reliable source of income, this house on Shoreham Street is not to be missed. Embrace the chance to own a piece of Sheffield's thriving rental market today.

Hunters Sheffield - Crookes 208 Crookes, Sheffield, S10 1TG | 0114 266 6626
sheffieldcrookes@hunters.com | www.hunters.com



395 SHOREHAM STREET S2

GENERAL REMARKS

TENURE

This property is a Freehold.

RATING ASSESSMENT

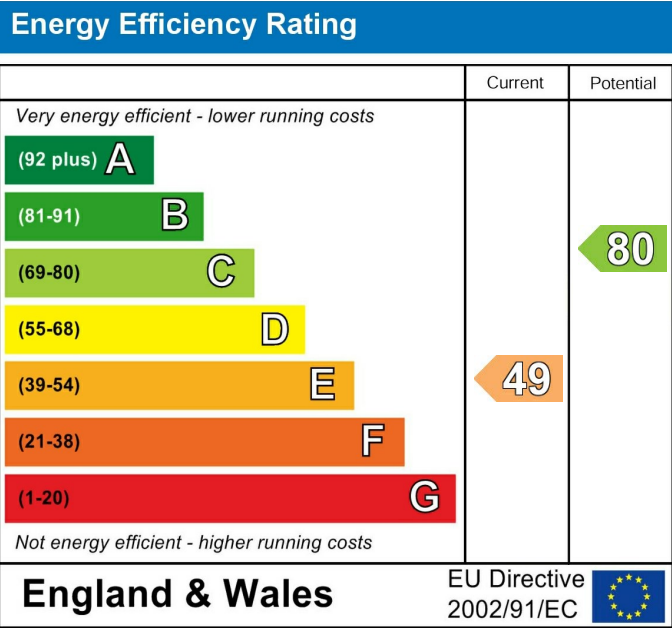
The property is assessed for Council Tax purposes to Band A.

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.

ANTI-MONEY LAUNDERING CHECKS

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.



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.





