



## 33 Love Street, Sheffield, S3 8NS

Prices from £110,500

\*\*\*Investors only\*\*\*

CityRise is proud to present this beautiful studio situated in Sheffield City Centre. It comprises a high specification kitchen with all modern fitted appliances. The property is currently being sold as a buy to let investment, with tenants expected to pay £600 PCM.

The apartment is located in a quiet area, with all the local amenities just a short walk away, making it a great investment opportunity with a sure source of tenant demand.

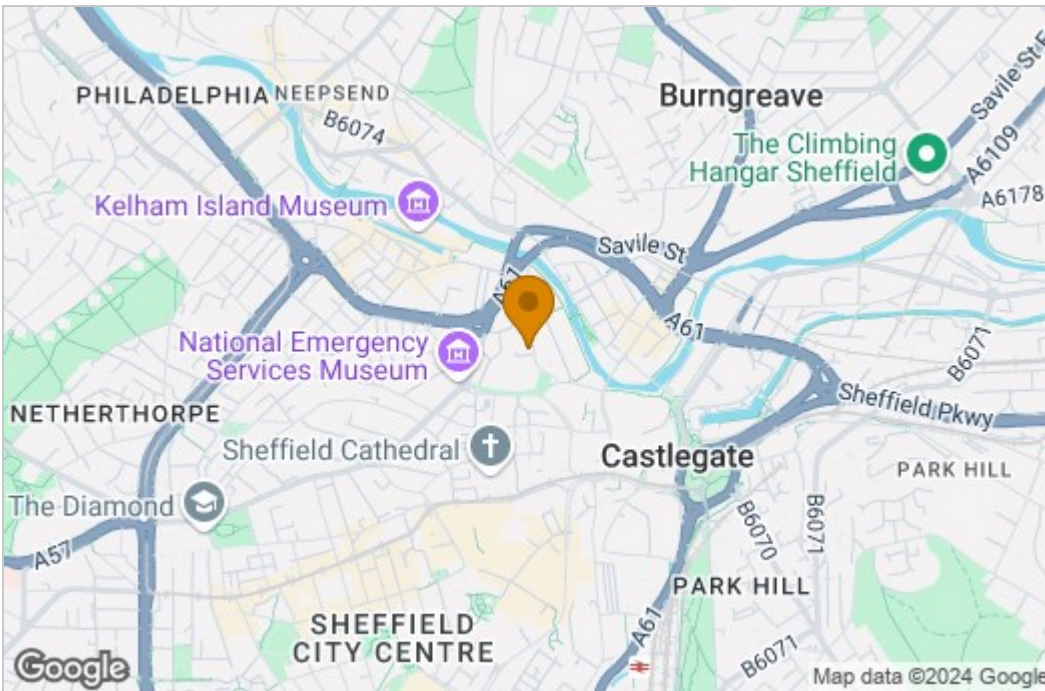
Sheffield offers great business opportunities attracting professionals from across the region. In turn, this will increase the number of renters in the market. In 2014, 19 of Yorkshire's biggest companies were in Sheffield, with over 52,000 businesses in operation.

Please contact us for further information.



# Floor Plan

# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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