



## 74 Summerfield Street, Sheffield, South Yorkshire,

Price Guide £450,000

- End Terraced HMO
- Proven Letting History
- Close to University Campus's and Central Sheffield
- GCH/uPVC Double Glazing
- 8 Bedrooms, 8 Shower Rooms
- Returning £35,860 Based on 44 Week Contracts
- Perfect of Investors Looking to Add to their Portfolios
- Communal Lounge, Kitchen and Guest W/C
- HMO and Snug Licenses In Place
- Sought After Student/HMO Location

# 74 Summerfield Street, Sheffield S11 8HJ

Guide Price 425,000 - 450,000

Fully let for the current academic year is this spacious eight bedroomed student let/HMO property. This well presented and well managed property currently provides income of £35,860 based on 44 week contracts and so offers scope for greater returns. Located in unquestionably one of Sheffield's most popular student suburbs, which is convenient for access to the city centre, along with extensive amenities found in nearby Ecclesall Road, Sharrow Vale and Nether Edge. The property is available as a going concern and has all relevant HMO paperwork in place. The property also adheres to all current legislation associated with a student letting dwelling. Being of particular interest to the landlord looking to expand a portfolio, viewing is advised to the standard on offer. The property is extremely well presented throughout, being neutrally decorated and with good quality flooring, shower rooms and kitchen. With eight spacious bedrooms and living/dining across four floors of accommodation, limited off road parking is available along with a substantial brick built bike store.



Council Tax Band: Exempt



## Accommodation

### Ground Floor

#### Communal Living Room

18'10" x 14'2"

A well-presented reception room which benefits from central heating radiators, glass paneled timber framed door with complimentary side panels and glass block window.

#### Kitchen

14'1" x 11'8".

Fitted with a range of high gloss cream units above and below wood block effect work surfaces, incorporating two stainless steel stinks with mixer taps and tiled splash backs. There is space for two freestanding cookers, space for two fridge-freezers, one freezer and plumbing for a washing machine and tumble dryer.

#### Inner Hallway

Leading to first floor accommodation

### First Floor

#### Hallway

With fire escape door leading to Cemetery Road

#### Guest W/C

7'10"x 4'11"

Having a two piece suite comprising of a low flush w/c and vanity wash hand basin. There is also a central heating radiator and front facing uPVC double glazed window.

#### Inner Lobby

With staircase leading to second floor accommodation

#### Bedroom

12'9" 7'5"

Having a side and rear facing uPVC double glazed windows and a central heating radiator.

#### En-Suite Shower Room

7'4" (max) 0'0" x 6'6" (max)

Having a three piece suite comprising of a shower cubical with electric

shower, a low flush w/c and vanity wash hand basin. There is also a central heating radiator, tiled splash backs and a uPVC double glazed window.

#### Bedroom

9'10" x 8'6"

Having a uPVC double glazed window and a central heating radiator.

#### En-suite Shower Room

Having a three piece suite comprising of a shower cubical with electric shower, a low flush w/c and vanity wash hand basin. There is also a central heating radiator, tiled splash backs and a uPVC double glazed window.

### Second Floor

#### Lobby

#### Landing

With Staircase leading to third floor

#### Bedroom

11'1" (max) x 7'6"

Having a uPVC double glazed window and a central heating radiator.

#### En-Suite Shower Room

6'6" x 4'11" (max)

Having a three piece suite comprising of a shower cubical with electric shower, a low flush w/c and vanity wash hand basin. There is also a central heating radiator, tiled splash backs and a uPVC double glazed window.

#### Bedroom

10'8" (max) x 8'6"

Having a uPVC double glazed window and a central heating radiator.

#### En-Suite Shower Room

8'0" (max) x 4'1" (max)

Having a three piece suite comprising of a shower cubical with electric shower, a low flush w/c and vanity wash hand basin. There is also a central heating radiator, tiled splash backs and a uPVC double glazed window.

#### Bedroom

12'7" (max) x 7'10" m (max)

Having two uPVC double glazed windows and a central heating radiator.

### En-Suite Shower Room

5'9" x 3'9"

Having a three piece suite comprising of a shower cubical with electric shower, a low flush w/c and vanity wash hand basin. There is also a central heating radiator, tiled splash backs and a uPVC double glazed window.

### Third floor

#### Lobby

Housing a combination boiler

#### Landing

#### Bedroom

11'1" (max) x 7'6" (max)

Having a uPVC double glazed window, a Velux skylight, a wash hand basin and a central heating radiator.

### En-Suite Shower Room

Having a three piece suite comprising of a shower cubical with electric shower and a low flush w/c. There is also a central heating radiator, tiled splash backs and a uPVC double glazed window.

#### Bedroom

10'5" (max) x 6'6"

Having a uPVC double glazed window and a central heating radiator.

### Shower Room

10'9" x 3'3"

Having a three piece suite comprising of a shower cubical with electric shower, a low flush w/c and vanity wash hand basin. There is also a central heating radiator, tiled splash backs and a Velux skylight window.

#### Bedroom

12'5" m (max) x 7'10" m (max)

Having a uPVC double glazed window, a Velux skylight, a wash hand basin and a central heating radiator.

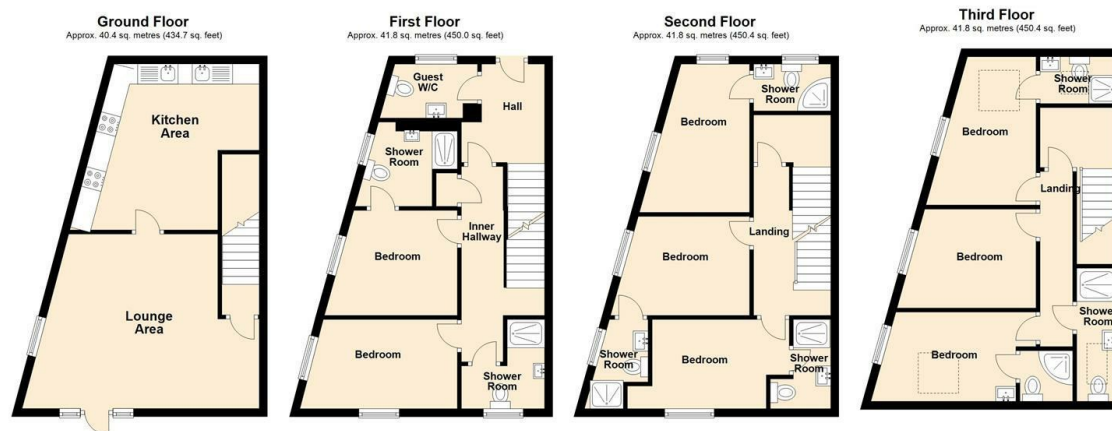
### En-Suite Shower Room

6'6" x 3'10" m

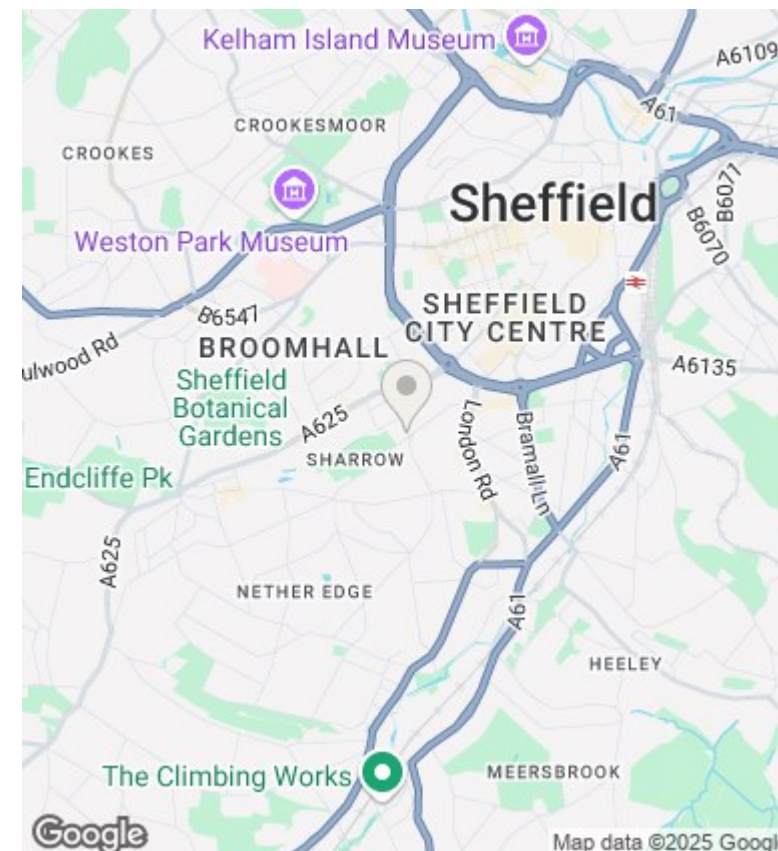
Having a three piece suite comprising of a shower cubical with electric shower, a low flush w/c and vanity wash hand basin. There is also a central heating radiator, tiled splash backs and a Velux skylight window.







Total area: approx. 165.9 sq. metres (1785.5 sq. feet)  
Whilst every care has been taken to prepare these floor plans, they are for guidance purposes only.  
Plans produced using PlanUp.



## Directions

## Viewings

Viewings by arrangement only. Call 0114 283 4050 to make an appointment.

## Council Tax Band

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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>	72	80
(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	