



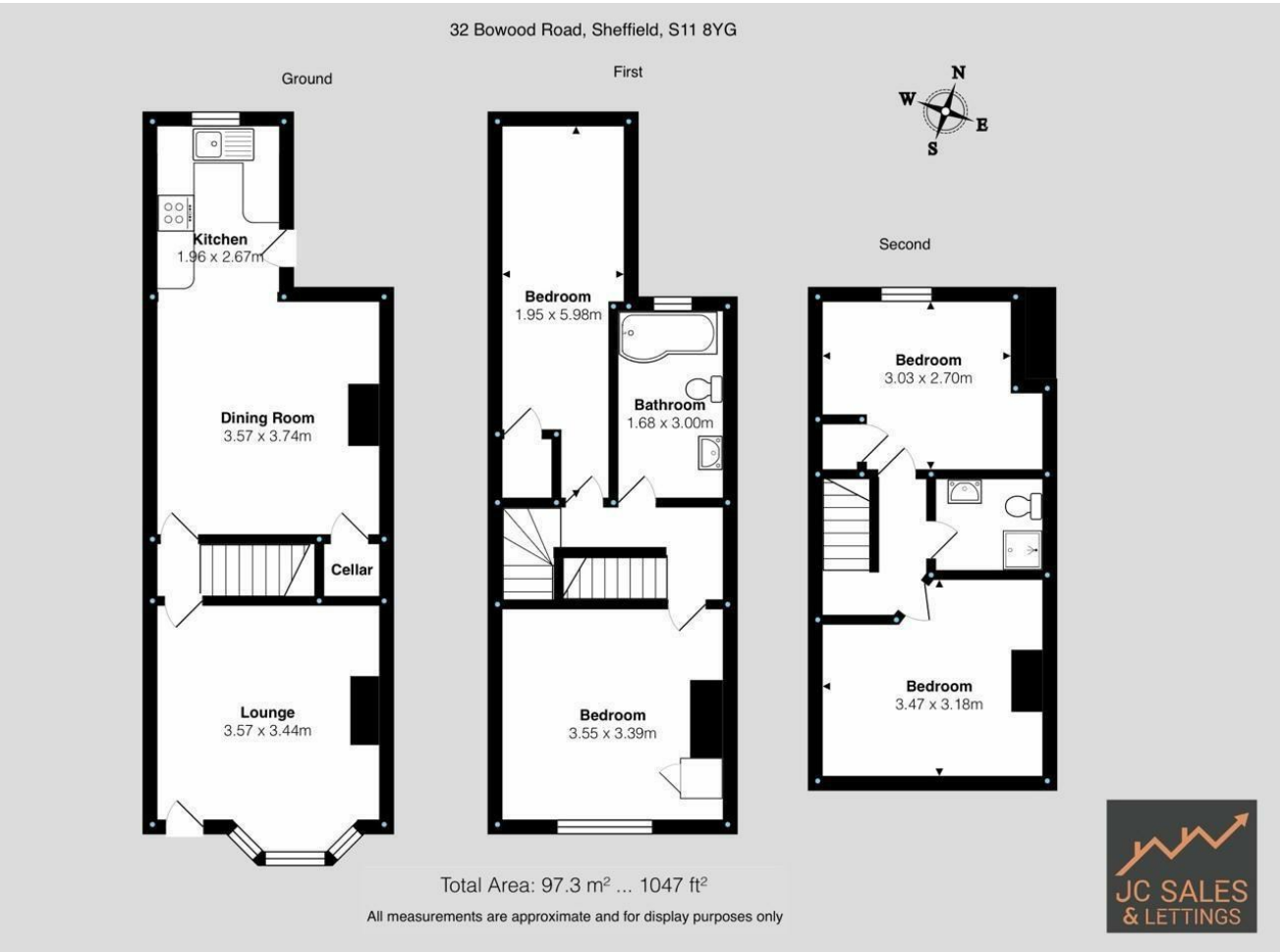
Viewings

Viewings by arrangement only.
Call 0114 4830038 to make an appointment.

Agents Comments

“Nicki Ward, our sales manager, absolutely loves Sharrow Vale—it’s the perfect blend of cosy cafés, delicious restaurants, and independent retailers.”

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		
	60	75
England & Wales		
EU Directive 2002/91/EC		



32 Bowood Road, Sheffield, S11 8YG

Asking price £300,000

- Four bedrooms
- Two bathrooms
- Rear courtyard
- Modern fixtures and fittings
- Viewing recommended
- Ideal for investors with an annual income of £19,760
- Situated in the popular Hunters Bar
- Bay fronted
- Fantastic investment opportunity
- Also available to an owner occupier with a slightly delayed completion

32 Bowood Road, Sheffield S11 8YG

Nestled in the vibrant area of Hunters bar, is this charming FOUR BEDROOM mid-terrace house. The property is currently used as a STUDENT RENTAL with a current annual income of £19,760. The property is ideal for INVESTORS or owner occupiers who are happy with a slightly delayed completion. Having accommodation over three floors the property also boasts TWO MODERN BATHROOMS and an OPEN PLAN LIVING SPACE.

The REAR COURTYARD offers a private outdoor space and is close to local amenities such as cafes, bars and independent shops making this ideal for those who appreciate both convenience and community.

This property is also available to an OWNER OCCUPIER, who is prepared to wait for a slightly delayed completion.

In brief the accommodation comprises of: lounge, open plan living area with fitted kitchen, four bedrooms and two bathrooms over three floors. Garden to the rear.

EPC Grade = D

 4

 2

 2

 D

Council Tax Band: B

