



Viewings

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

Vendors Comments

Add text here

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	58	70
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



12 Wayland Road, Sheffield, S11 8YE

Guide price £300,000

- Guide Price - £300,000 - £320,000
- Rear yard
- Currently used as a HMO with an annual income of £23,140
- Accommodation over three floors
- Viewing highly recommended
- Five bedroom, period property
- Popular area within close proximity to shops and cafes
- Cellar, perfect for further renovations subject to planning permissions
- Sold with no upward chain
- Also available for owners occupiers with a slightly delayed completion

12 Wayland Road, Sheffield S11 8YE

GUIDE PRICE £300,000-£320,000

Nestled in the vibrant area of SHARROW VALE is this charming mid-terrace house offers a delightful blend of period features and modern living. Spanning an impressive 1,381 square feet, the property boasts FIVE BEDROOMS and TWO BATHROOMS.

One of the standout features of this residence is its HMO licence, which presents an excellent OPPORTUNITY FOR INVESTORS or those looking to share the space with others. The property currently generates £23,140 per annum. CELLARS offers valuable storage options or potential for further development, depending on your needs.

This property is available for OWNER OCCUPIERS who are prepared to wait for a slightly delayed completion.

Situated in a lively neighbourhood filled with charming cafes and independent shops. This vibrant community atmosphere enhances the appeal of the property, making it not just a house, but a home in a thriving area. Property comprises of an open plan living space, five bedrooms, two bathrooms and cellars.

EPC Grade = D

5

2

1

D

Council Tax Band: B

