

LEASEHOLD



House - End Terrace

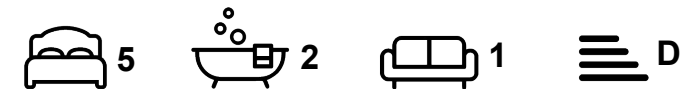
NEILL ROAD, SHEFFIELD, S11

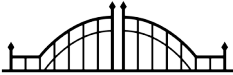
Asking price

£275,000

FEATURES

- Prime Sharrow Vale Location – Steps from artisan cafés, boutique shops & award-winning restaurants.
- High-Performing Investment – Licensed HMO with strong, consistent student demand.
- Flexible Potential – Equally attractive as a spacious family home.
- Five Large Bedrooms – All doubles, fully furnished with workspaces.




HIGHGATES
SALES & LETTINGS

5 Bedroom House - End Terrace located in Sheffield

Prime Investment in Sharrow Vale.

This spacious five-bedroom property is perfectly positioned on Neill Road, right in the heart of one of Sheffield’s most desirable and vibrant neighbourhoods. Just a stone’s throw from the buzzing Ecclesall Road and the trendy Sharrow Vale Road, residents are spoiled for choice with boutique shops, artisan cafés and award-winning eateries. Endcliffe Park is only a short stroll away, while the city centre lies in one direction and the breath-taking Peak District National Park in the other, making this location ideal for both urban living and outdoor adventures.

Currently operated as a licensed HMO student property, the home benefits from its close proximity to both Sheffield Hallam University and The University of Sheffield, ensuring consistent demand from tenants. It is equally well-suited to an end user looking to create a stylish and spacious family home in a lively community.

Inside, the property offers five generously sized double bedrooms, each complete with matching furniture, workspaces and individual locks on the landlord’s master key system. Connectivity is well catered for, with Wi-Fi and Cat 5 points as well as TV aerial points in every bedroom and the living room. The communal spaces are designed for both comfort and practicality, with a fully fitted kitchen

Call us on

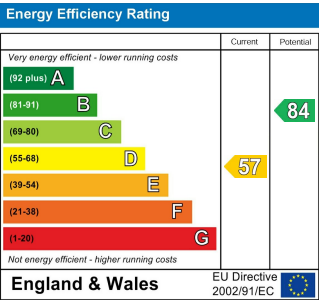
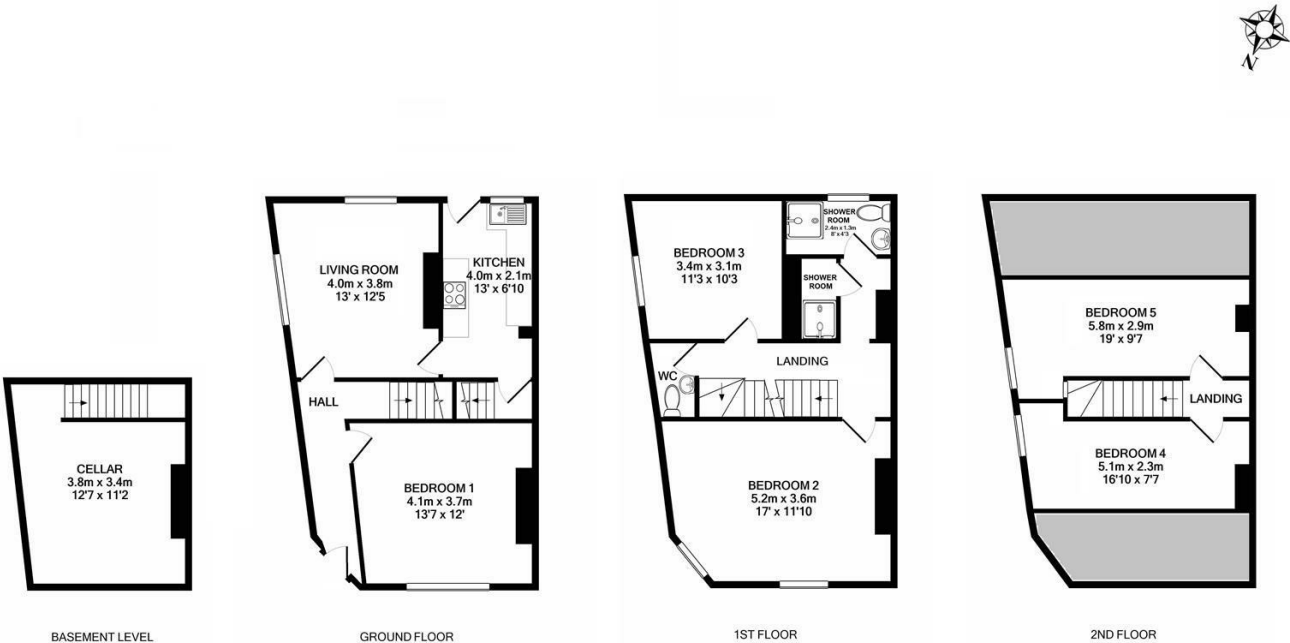
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Council Tax Band

B



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

TOTAL APPROX. FLOOR AREA 120.8 SQ.M. (1300 SQ.FT.) EXCLUDING CELLAR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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