



185 Upper Allen Street, Sheffield

- INVESTMENT OPPORTUNITY 8% YIELD
- CURRENTLY TENANTED AND FULLY FURNISHED
- CITY CENTRE LIVING
- EPC RATING C
- LUXURY ONE BED APARTMENT
- OPEN PLAN LIVING QUARTERS
- SUPERTRAM ROUTE

Asking Price £86,500

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HERE TO GET *you* THERE

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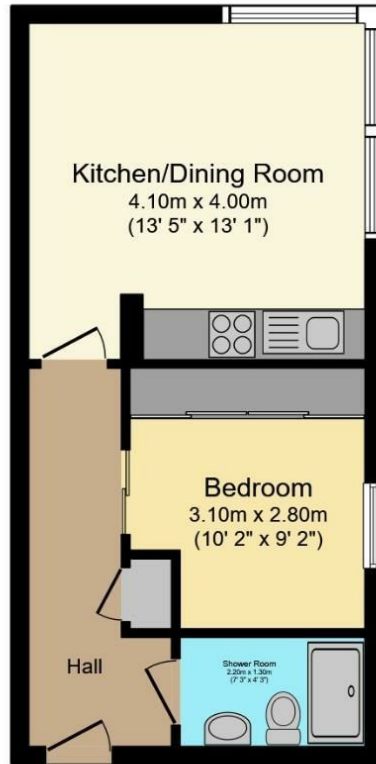
DESCRIPTION

CASH BUYERS ONLY

Hunters Hillsborough are delighted to present a ready made investment opportunity to purchase a 3rd floor luxury one bedroom apartment in the Q4 Development, sold fully furnished with a tenant in situ. A new 6-month AST has just been signed with the ongoing tenant for £600pcm for rent alone. All other costs - utilities, council tax, landline etc are met by the tenant. Offering an 8% yield, Q4 appeals to both students and professional occupants. This modern development commands an imposing position at the corner of Upper Allen Street and Brocco Street. Ideally placed for the Sheffield City's amenities including the Supertram Network system, the University of Sheffield and the many shops, bars and restaurants. Entry into the building via secure intercom into the communal entrance with access to stairs and lifts to all floors. Entrance hallway with handy storage cupboard, bathroom with bath, shower over bath, sink basin and W/C. Double bedroom with built in wardrobes. Spacious open plan lounge, kitchen diner with floor to ceiling windows across two walls. The kitchen area has a good range of wall and base units with a built-in electric oven, hob, fridge, freezer and dishwasher.







Total floor area 34.4 sq.m. (370 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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Viewing

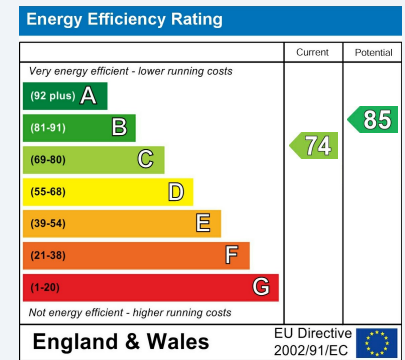
Please contact our Hunters Sheffield - Hillsborough Office on 0114 242 4260 if you wish to arrange a viewing appointment for this property or require further information.

1 Middlewood Road, Hillsborough, S6 4GU
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hillsborough@hunters.com <https://www.hunters.com>



ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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