



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

25 Summer Street, Sheffield, S32 7NS

NO RAIL GAMES

TO LET

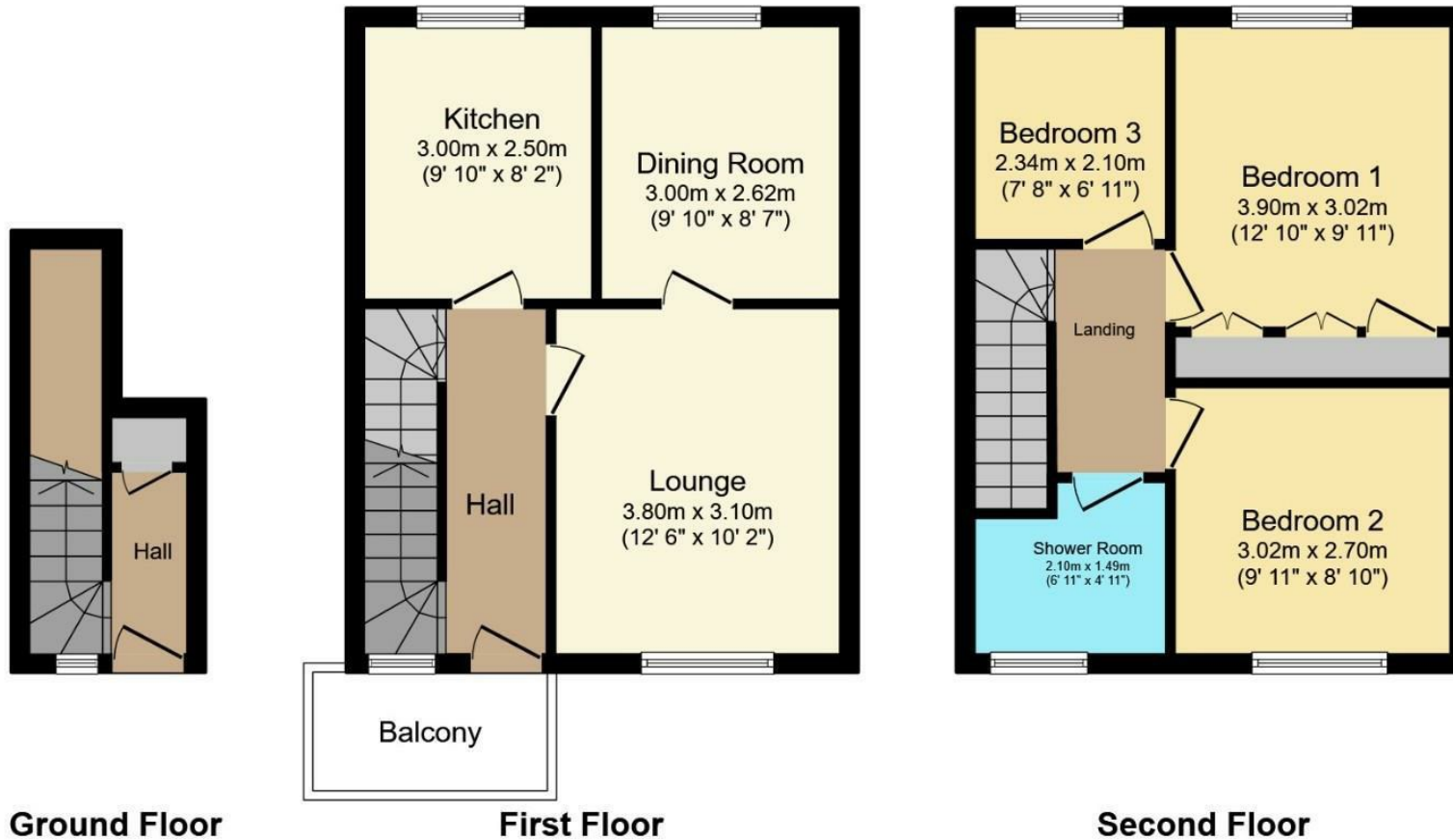
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25 Summer Street, Sheffield, S3 7NS

Asking Price £170,000

Hunters Hillsborough are delighted to present a three bedroom mid-terrace home located on the vibrant Summer Street in the heart of Sheffield's City Centre giving access to a host of amenities and transport links. This property boasts three cosy bedrooms , perfect for a growing family or investors. Currently generating a rental income of £17,700 per annum, this presents a fantastic investment opportunity for those looking to expand their portfolio. The current tenants are due to vacate shortly. Entry to the property via the front door into the entrance hallway with stairs rising to the first floor. Front facing lounge and a door through the dining room currently used as a 4th bedroom. Well equipped kitchen with an integrated electric oven and hob. Spacious hallway leading to a balcony, ideal for morning coffee and drying clothes. Stairs rise to a large double bedroom with built in wardrobe space, and two singles. Shower room with a corner shower cubicle, W/C and sink basin. Situated just a short walk to the Hallam University Arts Tower and the picturesque green spaces of Weston and Crookes Valley Park.

Hunters Sheffield - Hillsborough 1 Middlewood Road, Hillsborough, S6 4GU | 0114 242 4260  
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Total floor area 78.1 sq.m. (840 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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## GENERAL REMARKS

### TENURE

This property is Leasehold - 89 years remaining at a cost of £10 per annum. Service Charge £600 per annum

### RATING ASSESSMENT

We are verbally advised by the Local Authority that the property is assessed for Council Tax purposes to Band A.

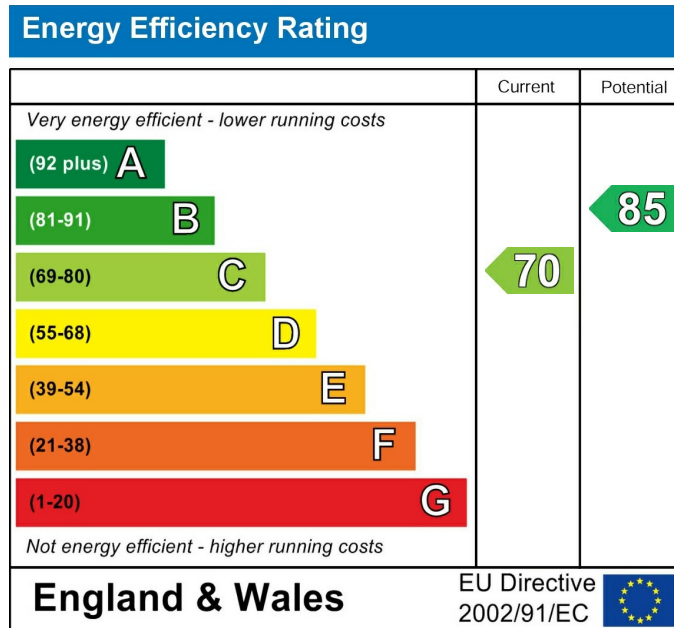
### VACANT POSSESSION

Vacant possession will be given on completion and all fixtures and fittings mentioned in the above particulars are to be included in the sale.

### MORTGAGE FACILITIES

We should be pleased to advise you in obtaining the best type of Mortgage to suit your individual requirements.

**YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS**



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. 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.











TO LET

NO BALL GAMES

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