



**2 Howard Lane, Sheffield**

**£60,000**



- Studio Apartment
- Local amenities close by
  - Shower room

- Potential to generate £133 per week including Utilities
  - Sheffield Hallam University on the doorstep
  - City Center location

Hunters are pleased to bring to market this Studio apartment available for investment, the apartment is conveniently located a stones throw away from the Sheffield Hallam University City Campus on Arundel Gate. They are also well positioned for access to Sheffield Train Station and the heart of the city and would make an ideal investment for someone looking to add to their property portfolio. Available as single purchase or multiple purchasers these are not to be missed, potential to generate £133 PW per apartment Incl. utilities or 10.6% gross

The Studio has a living area, with kitchenette that comprises a range of wall and base units with a stainless steel sink unit, 2 ring electric hobs, microwave ovens and an under counter fridge. There is also a built-in wardrobe and fitted desk unit & double bed. There is an en suite shower rooms with a W.C, wash hand basin and walk in shower . Peal works also has a pay as you go laundry room and a mini supermarket to the ground floor.





THIRD FLOOR  
160 sq.ft. (14.9 sq.m.) approx.



TOTAL FLOOR AREA: 160 sq ft. (14.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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## Viewing

Please contact our Hunters Sheffield - Hunters Bar Office on 0114 267 2080 if you wish to arrange a viewing appointment for this property or require further information.



## 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.

### Energy Efficiency Rating

|   | Current                    | Potential |
|---|----------------------------|-----------|
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            | <b>80</b>                  | <b>80</b> |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |

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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