



## Wadbrough Road, , Sheffield, S11 8RF

- Four Bedroom Stone built property
- HMO licensed
- Close proximity to collegiate crescent campus
- Botanical garden just round the corner
- No Chain
- Let for next year 1/07/2024 - 30/06/2025 generating £22360
- Excellent transport links into the city as well as the peak district

**Asking Price £325,000**



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## DESCRIPTION

Hunters of Hunters Bar are delighted to offer to the open market this well presented 5 bedroom 2 bathroom HMO property which is located in the sought after area of the botanical gardens. The HMO is currently generating £22,360 annum and let from the 1/07/2024 to 30/06/2025. The property briefly comprises of on the ground floor a side entrance hall, bedroom, living room and off shot kitchen. The first floor has two bedrooms and two bathrooms. From landing area stairs lead to the second floor where there are two further bedrooms.

Externally there is a private enclosed rear garden.

Located just off Ecclesall Road on a quiet residential street, this property boasts an excellent position with an array of shops, restaurants and bars just round the corner, within walking distance to Collegiate Campus and the Royal Hallamshire Hospital, together with great access to and from the City Centre.





Second Floor

# 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) A			
(81-91) B			83
(69-80) C			
(55-68) D		49	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 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.



### Viewings

Please contact [sheffield@hunters.com](mailto:sheffield@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

