



Pomona Street, Sheffield

- No Chain
- Five Bedrooms two bathrooms
- HMO license in place and Article 4 Compliant
- local amenities within walking distance

- Investment property currently generating £23140 P.A
- Kitchen diner
- Close to the Collegiate Crescent campus
- Well presented and maintained throughout

Asking Price £290,000

Tenure: Leasehold

HUNTERS[®]

HERE TO GET *you* THERE

Pomona Street, Sheffield

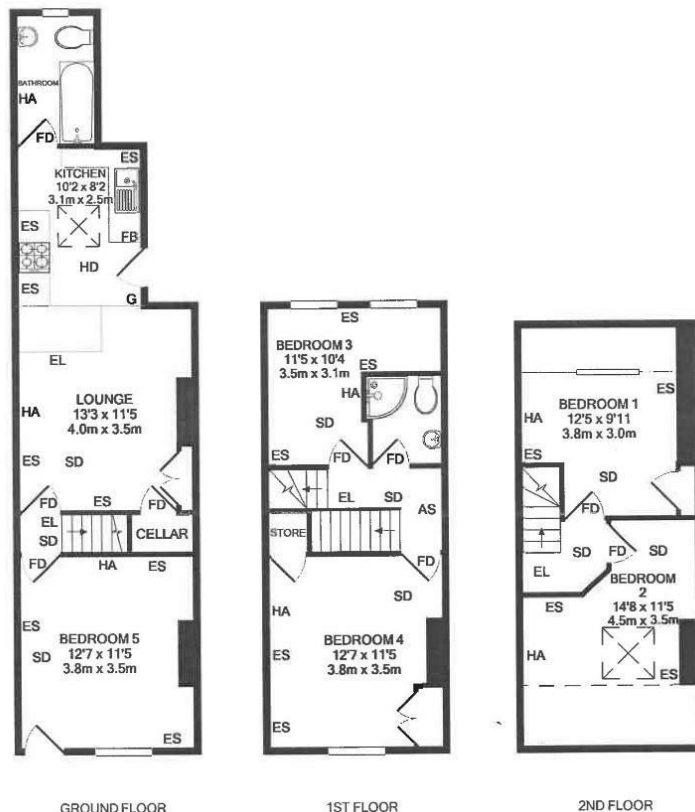
DESCRIPTION

Hunters of Hunters Bar are delighted to bring to market this Licensed HMO five bedroomed, two bathroom student let property. Located in this popular location, just off the fashionable Ecclesall Road, close to collegiate crescent campus, Endcliffe park, nightlife and the city centre, the property is available with no chain and is fully let for 2023/.2024 academic year. We expect this will be of particular interest to the investor landlord or residential buyer, the property is well presented throughout with modern fixtures and fittings.

The property briefly comprises of bathroom, Kitchen diner and bedroom to the ground floor, to the first floor is a further bathroom and two bedrooms and to the second floor are two further bedrooms. Outside to the front is a courtyard garden and to the rear is a patio.



Council Tax:



TOTAL APPROX. FLOOR AREA 1109 SQ.FT. (103.0 SQ.M.)
 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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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.
 546 Ecclesall Road, Sheffield, S11 8QA
 Tel: 0114 267 2080 Email: sheffield@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.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC

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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

