



Ecclesall Road, Sheffield

- Currently let generating £46180 P.A
- Article 4 Compliant
- Well presented throughout
- Close to central Sheffield and City Campus

Asking Price £590,000

- Fully Licensed 10 Bedroom HMO property
- Next to the collegiate crescent campus and amenities of Ecclesall Road
- Ideal to add to an investment portfolio
- Ideally Located for Botanical Gardens and Endcliffe Park

Tenure: Leasehold

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Ecclesall Road, Sheffield

DESCRIPTION

Hunters are delighted to bring to market this well presented 10 bedroom three bathroom investment mid terrace property currently generating £46280 offering accommodation laid out over 4 floors including a large kitchen and communal lounge to the ground floor.

The property comprises a spacious entrance hallway, living room with a front facing bay window and to the rear is a bedroom and shower room and the the large kitchen. From the hallway there is access down stairs where there are two bedrooms. There are stairs that rise from the hallway to the first floor where there are three further bedrooms and a shower room. From the first floor landing there are stairs to the second floor where there is a further three bedrooms and shower room .

The property is ideally placed for Collegiate Crescent campus, City campus , City Centre, the Botanical gardens, Endcliffe Park, shops and amenities on Ecclesall Road, well-regarded schools, recreational facilities and hospitals, universities and the Peak District.





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

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.
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