

## Brunswick Street, , Sheffield, S10 2FL

- Investment opportunity
- Currently generating £19760 from two flats
- Close to the Universities
- Well presented throughout
- Property consists of 2 x two bed flats and a 1 bedroom top floor flat
- Potential to generate more income with the refurbishment of the top floor flat
- Setup as a successful letting property
- Central location

**Asking Price £290,000**

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



# Brunswick Street, , Sheffield, S10 2FL - Asking Price £290,000

## DESCRIPTION

Hunters of Hunters Bar are excited to bring to market this property which has been divided into three flats which i currently generating £19760 per annum from flat 1 and flat 2 but with potential to increase once flat 3 (top floor flat) has been renovated.

The property comprises of a two bedroom flat (Flat 1 )to the ground floor with it is own entrance. There is shared entrance on the ground floor for flats 2 and 3 with stairs rising to the entrance of flat 2 and flat 3. On the first floor is where flat 2 is located which is a two bedroom flat , with bathroom, kitchen an lounge. From the first floor landing and through its own entrance is where access to the one bedroom top floor apartment is which is in need of renovation but once done could generate further income.

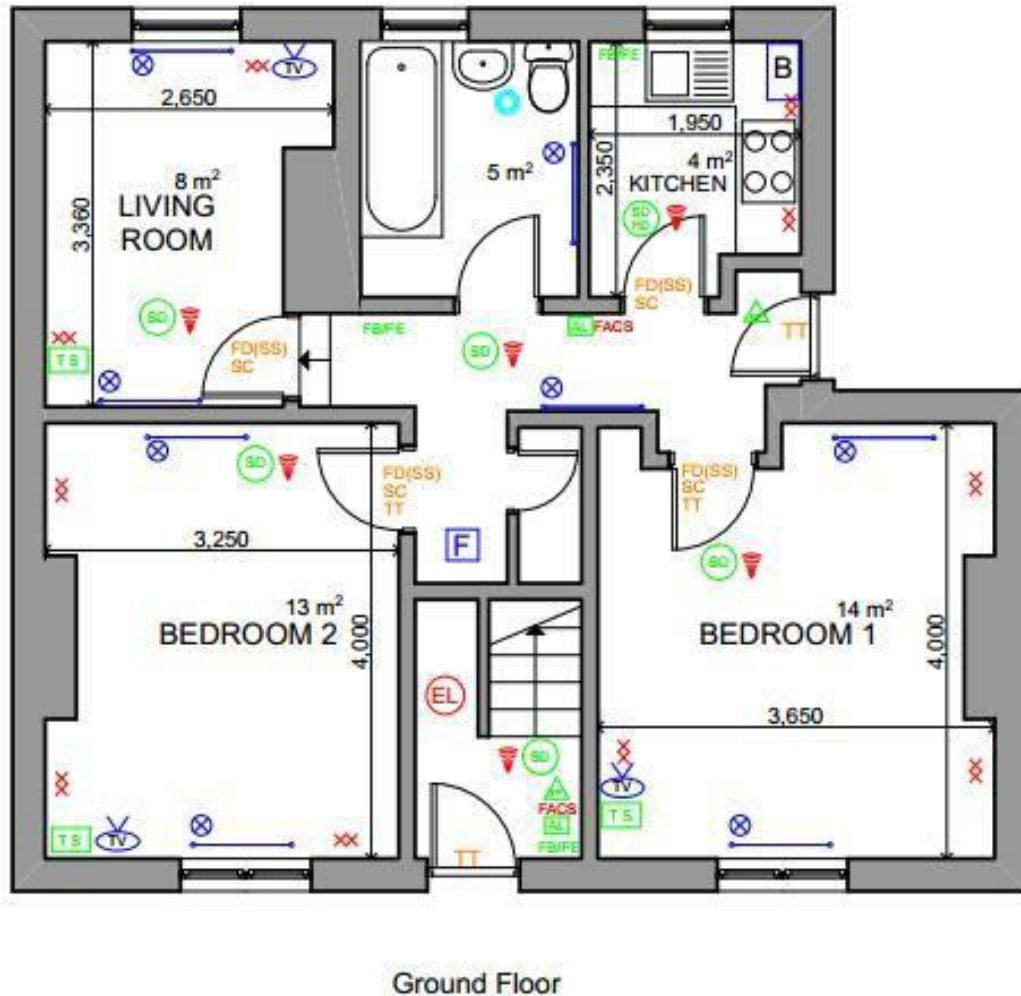
To the front is a courtyard with low wall . A low maintenance garden to the rear providing ample space for sitting out.

Located in this convenient location close to Hospitals, Sheffield and Hallam University as well as the Botanical Gardens. Excellent public transport links. Close to the City Centre with an array of restaurants, pubs and amenities.









Ground Floor

### 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.

## 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			
(69-80) C			74
(55-68) D		58	
(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.

