



## Bowood Road, Sheffield

- No Chain
- Generating an income of £18512
- Kitchen diner
- Low Maintenance rear garden
- Energy Rating D
- Fully Let for 24/25 Academic year
- Sheffield Hallam University campus close-by
- Well presented
- Convenient location for Sharrowvale Road and Ecclesall Road

**Asking Price £290,000**

**Tenure: Leasehold**



# Bowood Road, Sheffield

## DESCRIPTION

Fully let for the forth coming academic year 2024/2025 is this four bedroomed student let property. Returning an annual income of £18,512 per Annum. Located in one of Sheffield's most sought after residential student suburbs, close to campus, Endcliffe park, nightlife and the city centre, the property is available as a going concern and has been done to HMO standard.

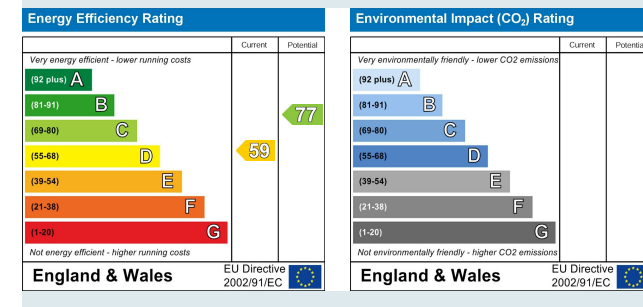
The property also adheres to all current legislation and is article 4 compliant . Being of particular interest to the landlord looking to expand a portfolio, viewing is advised.



Council Tax:

## 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.



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.

546 Ecclesall Road, Sheffield, S11 8QA

Tel: 0114 267 2080 Email:

sheffield@hunters.com <https://www.hunters.com>

