



## Bowood Road, , Sheffield, S11 8YF

- No Chain
- 1 bedroom apartment downstairs and a 3 bedroom apartment upstairs
- Fully let for the period July 2025 to end of June 2026
- Energy Rating of D for both apartments

- Property is divided into two apartments
- Generating an income of £22464
- Convenient location for Sharrowvale Road and Ecclesall Road
- Landlord portfolio sale - More properties available

**Asking Price £290,000**



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## DESCRIPTION

Fully let for the academic year 2024/2025 is this mid-terraced property that has been split into two apartments. On the first and second floor there is a spacious three bedroomed. With a one bedroomed self contained ground floor apartment. Returning an annual income of £22464 per Annum increasing to £22776 for the academic year 2025/2026.

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 is article 4 compliant. The property also adheres to all current legislation associated with a student letting dwelling. Being of particular interest to the landlord looking to expand a portfolio.

EPC Rating: D

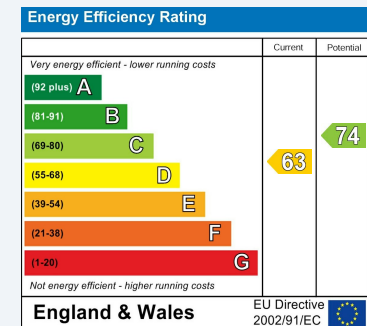






## ENERGY PERFORMANCE CERTIFICATE

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 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.



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