







Tenure: Freehold

Walton Road, Sheffield

- NO Chain
- When fully let it could generate income of £27,114 exclusive of bills
- · Kitchen Diner
- Entrance Hallway

- · Six bedroom HMO
- · 6 lettings rooms and two bathrooms
- Walking distance to Botanical Gardens and excellent restaurants and amenities in Ecclesall and Sharrowvale Road.
- Energy Rating D



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DESCRIPTION

Located just off Ecclesall Road and therefore ideally positioned for students at the Collegiate campus of Hallam University is this superb 6 bedroom licenced HMO property which is fully article 4 compliant. The property has previously successfully been let to six tenants and when fully let could generate an income of £27,114 exclusive of bills.

Walton Road is located just off Ecclesall Road. A hugely popular location due to the wide range of excellent amenities nearby including shopping facilities at Tesco's, Sainsbury's and Marks & Spencer's Food Hall. There are plenty of cafés, restaurants and other eateries along with a number of very popular pubs and bars. Sheffield City centre can be easily accessed via foot, bus or car while in the opposite direction the glorious open spaces of the Peak District are less than 4 miles a









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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

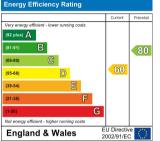


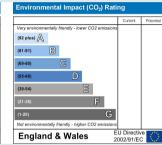


Council Tax:

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

