



Kirkstall Road, , Sheffield, S11 8XJ

- No Chain
- Larger than average kitchen diner with extension
- Quiet cul-de-sac location
- Generating £18512 per annum
- Convenient location for Sharrowvale and Ecclesall and Endcliffe Park
- 4 Lettings rooms
- Own entrance and hallway
- Private enclosed rear yard
- EPC rating D

Asking Price £350,000



Kirkstall Road, , Sheffield, S11 8XJ

DESCRIPTION

Fully let for the forth coming academic year 2024/2025 is this spacious 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, Ecclesall road, Sharrow Vale Road and the city centre, the property is available as a going concern.

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 to see the see the standard on offer. With four double bedrooms across two floors, lounge and kitchen diner to the ground floor with access out to the enclosed rear yard.

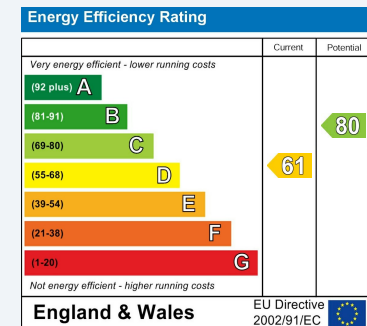
The property is of interest to a property investor or private residential purchaser





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, 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.



546 Ecclesall Road, Sheffield, S11 8QA
Tel: 0114 267 2080 Email: sheffield@hunters.com <https://www.hunters.com>

