



Charlotte Road

S1 4TJ

Asking Price £210,000



- No Chain
- Potential income of over £17,000 per annum
- Article compliant
- Gas central heating
- Great investment opportunity

- 4 bedrooms 1 bathroom
- Convenient location for Sheffield Hallam University
- Kitchen diner with off shot kitchen
- Council tax band A

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This well presented spacious three bedroom mid-terrace house is positioned in a convenient spot, within easy access of Sheffield City Centre, and is offered to the open market with no onward chain. The property has previously been let to sharers and has the potential to generate an income of up to £17264 per annum. On the ground floor the accommodation includes a living room to the rear aspect, an off shot kitchen and a bay fronted room to the front which could be used as a 2nd living room or double bedroom. The first floor has a double bedroom to the front, the bathroom with a three piece suite with shower over the bath, a second double bedroom to the rear and from the landing stairs lead to a further double bedroom with dormer window to the rear. Outside there is a rear yard with access to the front through a shared Jennell.

A convenient position offering easy access to Sheffield City Centre, where you will find an abundance of useful amenities ranging from high end restaurants, micro breweries, to handy convenience stores. Both London Road, Abbeydale Road and Ecclesall Road are within walking distance where you will find a plethora of fabulous restaurants, pubs and shops.

Sheffield rail station is a 10 minute walk away, and access to Sheffield parkway which links to the M1 motorway network.

Floorplan

Charlotte Road, Sheffield, S1

Approximate Area = 1128 sq ft / 104.8 sq m

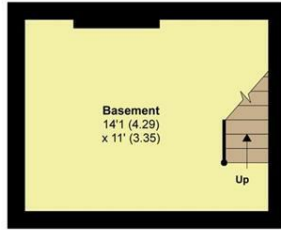
Limited Use Area(s) = 32 sq ft / 2.9 sq m

Total = 1160 sq ft / 107.8 sq m

For identification only - Not to scale



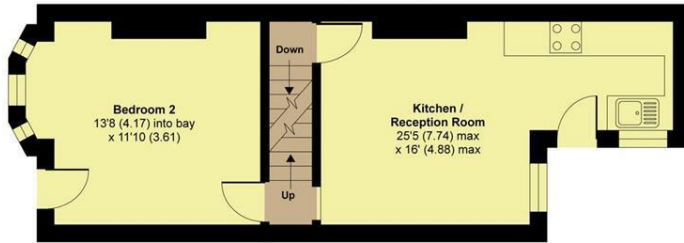
Denotes restricted head height



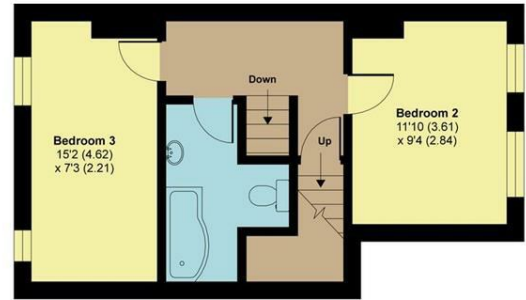
**LOWER GROUND FLOOR
APPROX FLOOR
AREA 14.7 SQ M
(158 SQ FT)**



**SECOND FLOOR
APPROX FLOOR
AREA 20.9 SQ M
(226 SQ FT)**



**GROUND FLOOR
APPROX FLOOR
AREA 36 SQ M
(388 SQ FT)**



**FIRST FLOOR
APPROX FLOOR
AREA 36 SQ M
(388 SQ FT)**

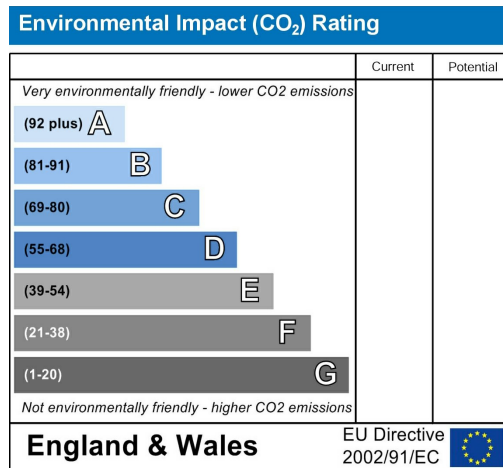
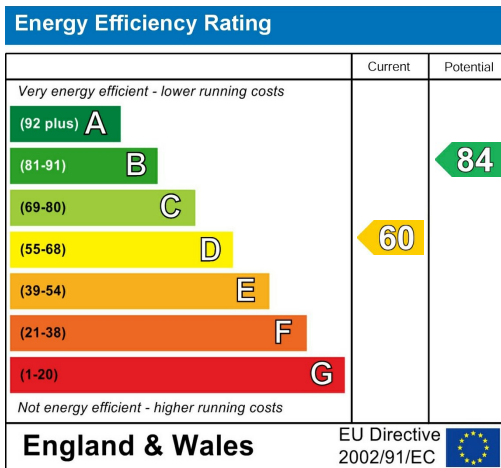


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Hunters Property Group. REF: 746972





Energy Efficiency Graph



Viewing

Please contact our Hunters Sheffield - Hunters Bar Lettings Office on if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





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.

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