

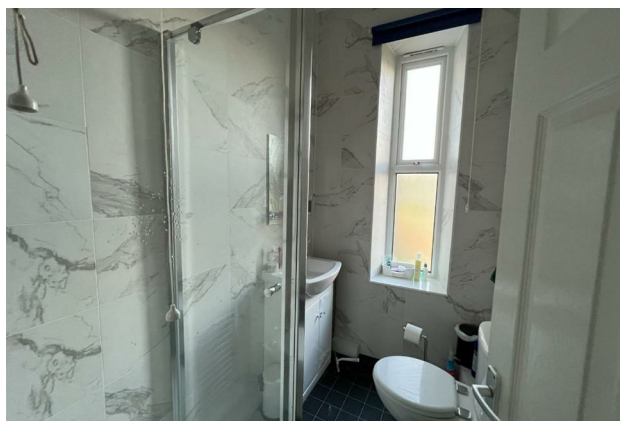
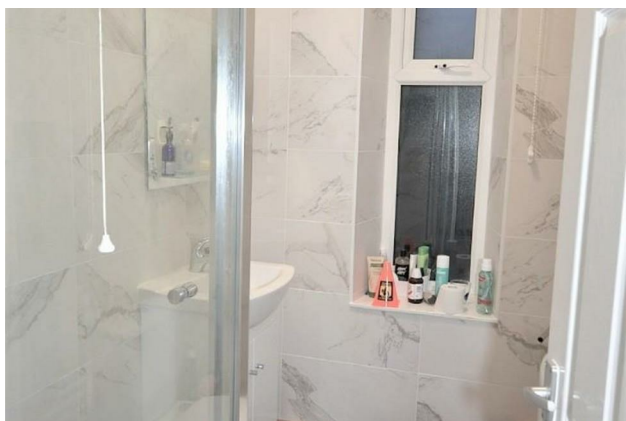
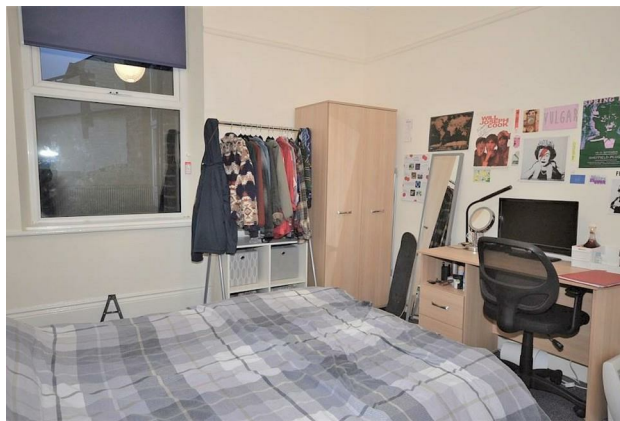
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58 Watson Road, Sheffield, S10 2SD

Asking Price £500,000

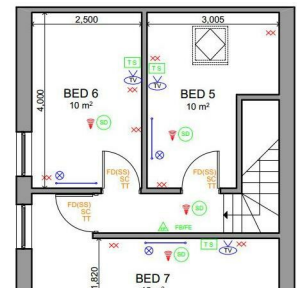
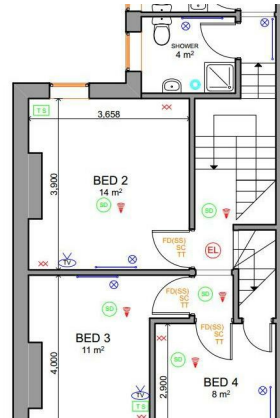
Property Images



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Property Images



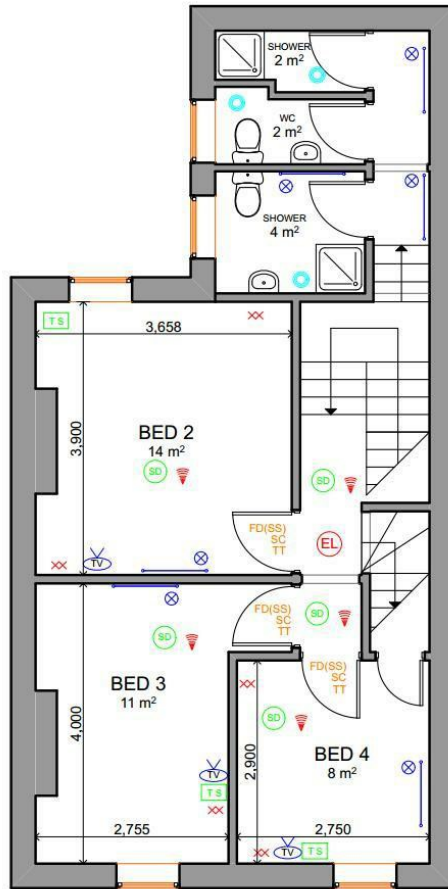
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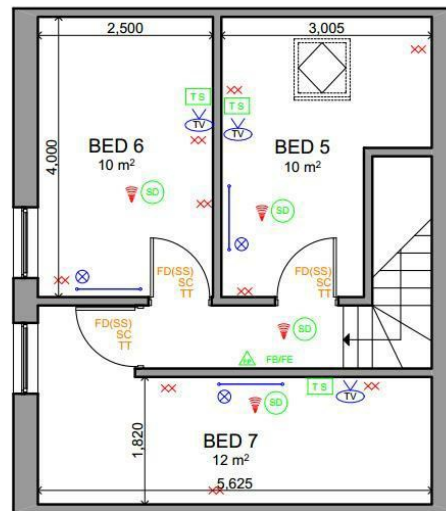
Property Images

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First Floor

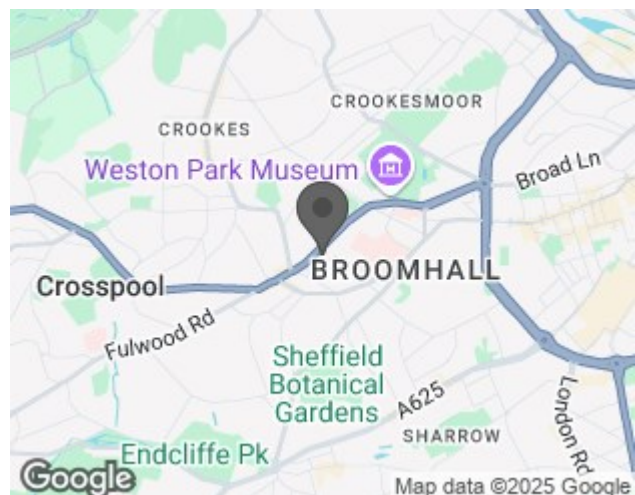


Second Floor

EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	46	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Map



Details

Type: House Beds: 7 Bathrooms: 2 Receptions: 1 Tenure: Freehold

Located on this popular road is the opportunity to purchase a well presented 7 bedroom two bathroom semi-detached property which currently generates an income of £36400 for 24/25 Academic year with potential to increase for the year 25/26. Offering accommodation laid out over 3 floors including a large kitchen and communal lounge to the ground floor.

The property comprises a spacious entrance hallway, living room with a front facing bay window and to the rear is a bedroom and the large kitchen with access out the garden. From the hallway there is access down stairs to the cellar. There are stairs that rise from the hallway to the first floor where there are three further bedrooms and two shower rooms and a toilet. From the first floor landing there are stairs to the second floor where there are three bedrooms.

Watson Road is a very popular and sought-after road situated in one of Sheffield's best regarded districts and well-placed for the University of Sheffield, local shops, fabulous eateries and a wealth of amenities in Broomhill, but also within easy reach of Ecclesall Road and Hunters Bar. Both Universities are on the doorstep and the renowned teaching hospitals are within easy access too. The city centre lies only a couple of miles away and the Peak District approximately 3 miles away.

Within catchment for reputable local and private highly regarded schools and situated a short walk away from beautiful parks and green spaces, such as the Botanical Gardens

Features

• No Chain • Substantial 7 Bedroom Licensed HMO property • Generating £36400 per annum for the academic year 24/25 • Fully Licensed 7 Bedroom HMO property • Article 4 compliant • Walking distance to the University of Sheffield • Potential to increase return • Well presented throughout • Close to the amenities of Broomhill