

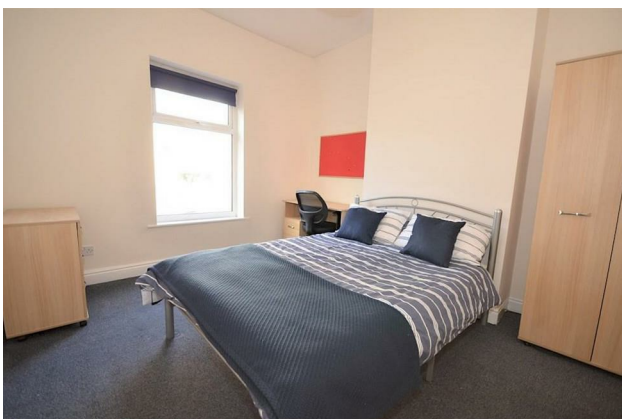
# HUNTERS®

HERE TO GET *you* THERE

**58 Brocco Bank, Sheffield, S11 8RR**

**£385,000**

**Property Images**





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HERE TO GET *you* THERE

## Property Images



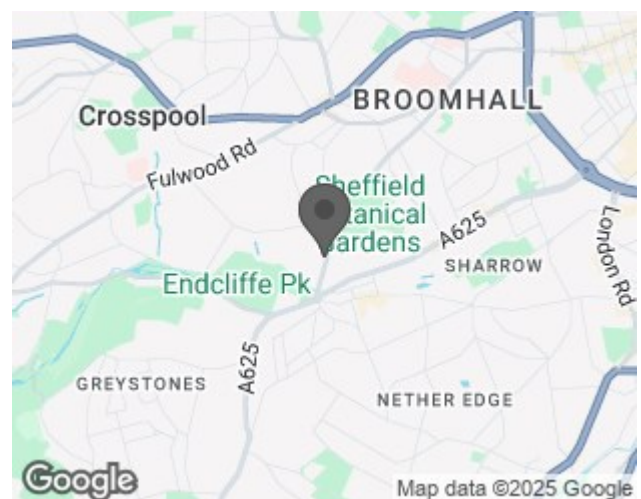
## Floorplan



## EPC

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

## Map



## Details

Type: House Beds: null Bathrooms: null Receptions: null Tenure: Freehold

## Summary

Marketed to the open market with no onward chain is this six/seven bedroom which is suitable for first time buyers house, family home or investors and is located within the highly sought after area of Hunters Bar. The property is fully licensed article 4 compliant terraced house is let out for the academic year 24/25 to end of June 2025 for £2578.33 per month./ £85 PPPW.

The property briefly comprises on the ground floor a living room, kitchen, reception room used as a bedroom. There is access to the cellar from the kitchen and back door access to the rear of the property. The first floor has three double bedrooms, two bathrooms one with a bath, shower room and separate toilet. From the landing area stairs lead to the second floor where you will find three more bedrooms.

Located in one of Sheffield's sought after districts and well-placed for local shops, fabulous eateries and a wealth of amenities on Ecclesall road, Hunters Bar & Sharrow Vale. Within catchment for reputable local and highly regarded private schools and a short walk away from Endcliffe Park and green spaces, such as the Botanical Gardens. Excellent public transport and having access to the city centre, hospitals, universities and the Peak District.

## Features

- No Chain
- Suitable for a growing family, first time buyers property or an investment property.
- Two bathrooms, one with bath
- Excellent potential to create a great family home or as an investment opportunity
- Article four compliant and Fully licensed
- LET AGREED for the academic year 24/25 at £85.00 PPPW
- Six/seven bedroom HMO property
- Well regarded local schools
- Convenient location
- Larger than average mid terrace property