



ESTATE AGENTS

... the key to a successful move



Pickmere Road, Crookes, Sheffield, S10 1GZ

**Offers in the
region of
£300,000**

* EXCELLENT POTENTIAL FOR AN INVESTOR

* VACANT SIX BEDROOM HMO

* EASY COMMUTING INTO SHEFFIELD CITY CENTRE

* GOOD RENTAL YIELD

w: www.keysestateagents.co.uk

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ACCOMMODATION

DESCRIPTION

An excellent investor opportunity an upgraded five/six bedroomed fully vacant Mid Terraced House that offers space over four floors, situated in the heart of Crookes, having excellent local amenities including shops, bars, restaurants and good public transport links to the City Centre and central hospitals. The accommodation comprises to the lower floor a utility room, shower room and a bedroom, on the ground floor you will find a kitchen/diner, a lounge with stairs in the hallway leading to the first floor where there is three bedrooms and a bathroom with stairs from the first floor landing leading to the second floor and two more bedrooms. Outside there is a rear yard.

Key features

6 Bedrooms Ideal investor property good rental return complete upgrading, modern fixtures and fittings no chain

Full description

Tenure: Leasehold, 680 years remaining

Of possible interest to an investor or owner occupier is this well presented and upgraded five/six bedroomed mid terraced property that offers space over four floors.

The property offers no chain and recently has had complete modernisation work done to all rooms.

The property has been installed with an upgraded fire system with new electrics and fire doors

LOWER GROUND FLOOR

UTILITY 9'6" x 4'7" (2.9m x 1.40m)



SHOWER ROOM 6'10" x 3'11" (2.10m x 1.2m)



GROUND FLOOR

KITCHEN/DINER 12'5" x 11'9" (3.80m x 3.60m)



LOUNGE 12'5" x 12'5" (3.8m x 3.8m)



FIRST FLOOR

BEDROOM 12'1" x 9'6" (3.7m x 2.9m)

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BEDROOM 9'10" x 8'10" (3.0m x 2.7m)

BEDROOM 11'9" x 8'2" (3.6m x 2.5m)



BEDROOM 16'0" x 8'6" (4.9m x 2.6m)



BATHROOM 9'10 x 7'3 (3.00m x 2.21m)



OUTSIDE

Outside rear patio area with outbuilding.

GENERAL INFORMATION

Viewings - Strictly by appointment with the selling agents Keys Estate Agents - call 01782 345645

Valuation - Do you have a property to sell? if so Keys Estate Agents can offer a free valuation, call 01782 345645

Services

We believe all are available.

Tenure

Offer Procedure

All offers should be made directly to Keys Estate Agents and should be made before contacting the bank, building society or solicitor as any delay may result in a sale being agreed to another party and survey/legal fees being unnecessarily incurred.

In compliance with the Estate Agents Order 1991 we are obliged to check into a purchaser's financial situation to qualify an offer and financial arrangements. If you are making a cash offer which is not subject to the sale of a property written confirmation of the



SECOND FLOOR

BEDROOM 16'4" x 9'6" (5.0m x 2.9)

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availability of funds will be required to qualify your offer.

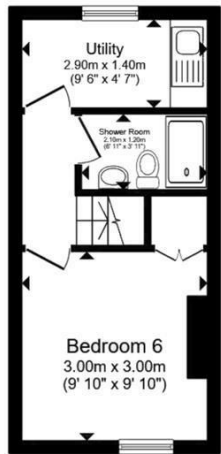
The agent has not tested any of the equipment, fixtures, fittings or services and so can not verify that they are in working order or fit for their purpose. Legal documents have not been checked by the agents to verify tenure of the property.

Subject to contract. Vacant possession on completion.

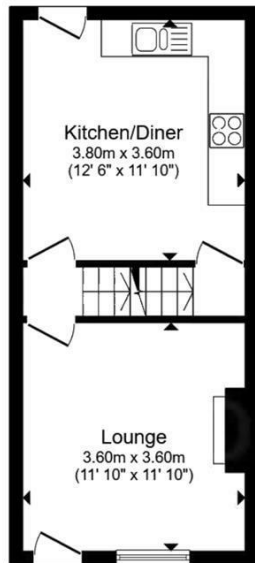
Mortgages - If you are seeking a mortgage for a property or require Independent Financial Advice we can provide a free quotation

Energy Efficiency Rating

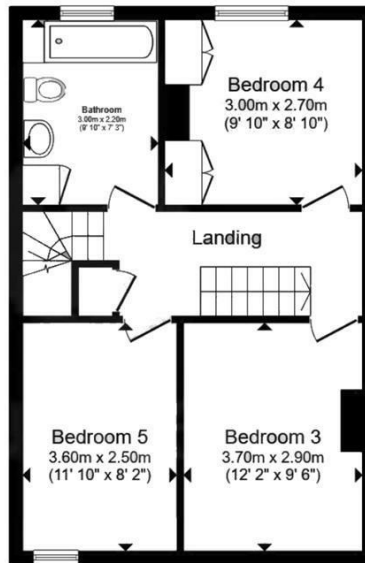
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	53	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



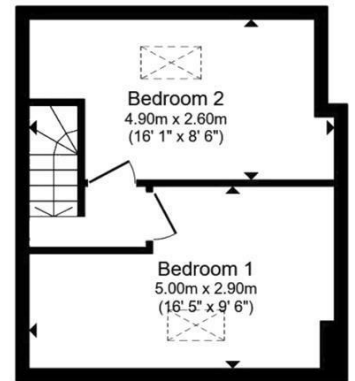
Lower Ground Floor



Ground Floor



First Floor



Second Floor

Total floor area 126.0 m² (1,356 sq.ft.) approx

*For illustration purposes only (Do Not Scale)

Keys Independent Estate Agents Ltd for themselves and for the vendors of this property whose agents they are given notice that (i) the particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Keys Independent Estate Agents Ltd has any authority to make or give any representation or warranty whatsoever in relation to this property. Keys Estate Agents is the Marketing name of Keys Independent Estate Agents. Registered in England, Reg no.4554970 Directors: Danny Mayer, James Havill.

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Written quotations of credit terms available on request. A life assurance policy may be required