

197, Springvale Road, Sheffield, S6 3NT



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## Description

A spacious, end of terrace student property that generates an impressive £17,340 per annum (£84 per person, per week) and is currently let until June 2024. The property is also let for the following calendar year until June 25 via Dove properties at an improved, £88 per person per week (£18'304). The property is ideally placed for access to both Sheffield and Sheffield Hallam Universities and has been successfully let with the current agents since June 2021 and privately before that, since 2011. Having recently been re-roofed in 2022 and having had all the carpets replaced in 2023 there are four double bedrooms, situated over three floors and a smart, open plan kitchen diner arrangement at the end of the entrance hallway helping to make this property such a popular choice among prospective tenants over the years and a great investment for the owners. The area of Commonsides is very much something of a hidden gem, well served by an excellent range of amenities that include regular transport links into town and a number of busy pubs that create a great social scene.

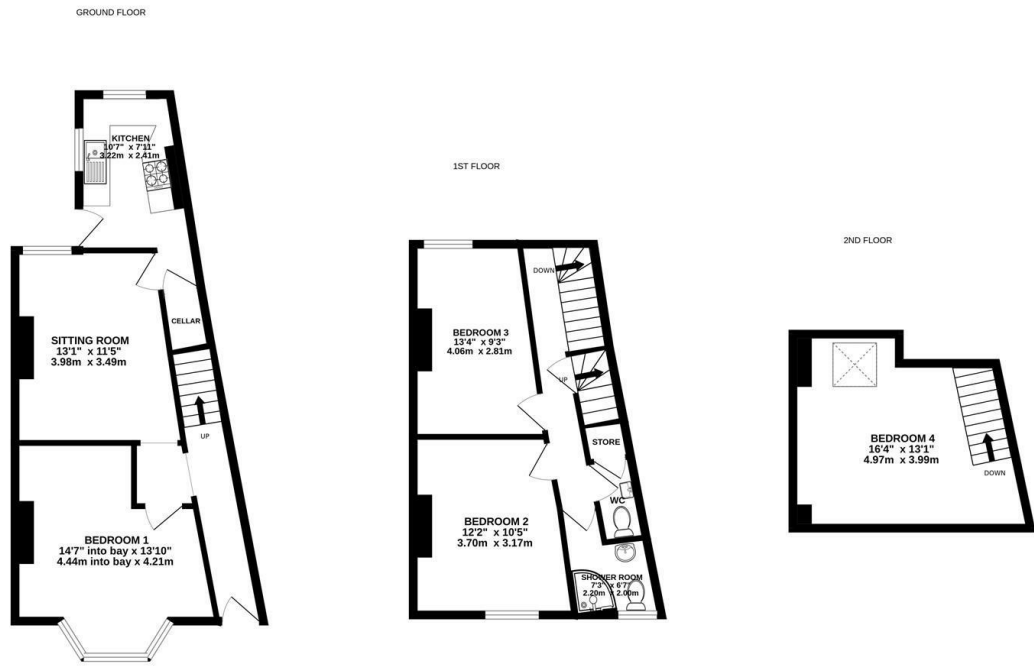
- Entrance hall.
- Open plan dining/kitchen arrangement that acts as a great communal space.
- Ground floor double bedroom.
- Two first floor double bedrooms.
- Shower room with W.C alongside an additional, and separate W.C.
- Large attic double bedroom.
- Superb rental income of £17'340 for the 2023/2024 academic year and let agreed for £18'304 for the year after.
- No onward chain.
- Great location for students, close to Sheffield University and the main city hospitals.
- Council Tax Band C, EPC rating D55 and an 800 year lease from 1945 @ £3 per annum.



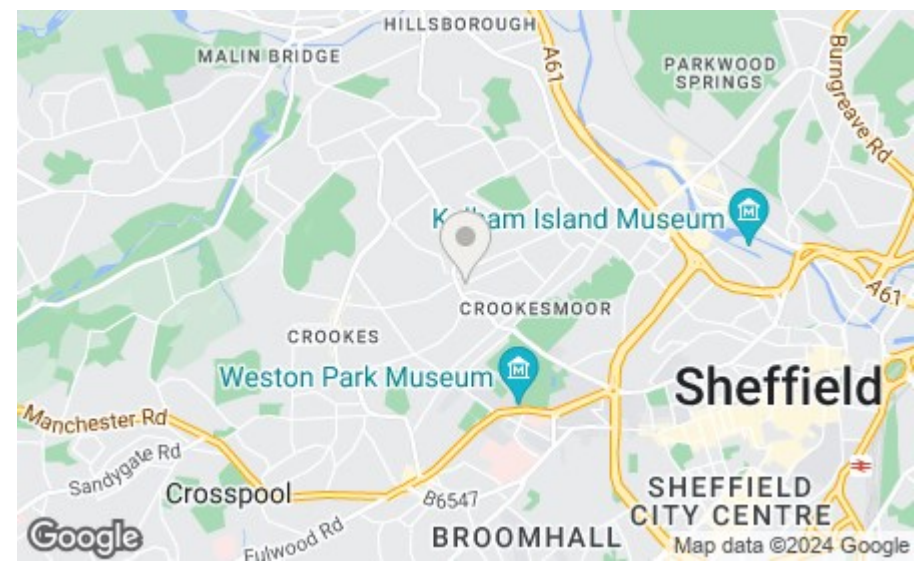








TOTAL FLOOR AREA: 1055sq.ft. (98.0 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
 Made with Metropix C2023



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