



87, Beech Hill Road, Sheffield, S10 2SA

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Description

Located at the very top of Beech Hill Road as it joins Newbould Lane, a stones' throw away from the excellent range of amenities that are found in this thriving suburb and offering versatile accommodation over three floors which will suit both owner occupiers and investors alike. Indeed the property is actually let at the moment, returning £22'176 when fully let (£462 per room, per month) although with its prime location, close to excellent schooling and an end of run garden the property will surely also appeal to the family market. The location is ideal for medics and academics, being so close to the main city hospitals and Sheffield University and if you work in the city regular bus services can whisk you into the centre of town in under ten minutes. The nearby Botanical Gardens and Ponderosa provide space to unwind away from the thriving bars, restaurants and cafes that combine to make Broomhill such a vibrant and desirable place to live.

- No onward chain.
- Four, good double bedrooms (including the original ground floor sitting room).
- Large and luxurious bathroom with separate shower, bath, WC and basin.
- Second WC for convenience.
- First floor sitting room/study area.
- Dining room/sitting room adjacent to the offshot kitchen.
- Kitchen opening onto and overlooking the rear garden.
- INVESTMENT OPPORTUNITY - Currently let at £462 per calendar month, returning (£22'176).
- Superb location close to everything that Broomhill has to offer.
- Council Tax Band B, Leasehold 800 years from 1866 at an annual ground rent of £10.15.







TOTAL FLOOR AREA: 1098sq. ft. (102.0 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.
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