



210, Western Road, Sheffield, S10 1LF

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Description

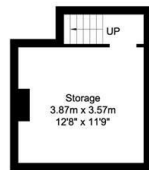
A much larger than average, stone fronted terraced home with a two storey offshot kitchen to the rear which has been extended on the ground floor and a side entrance hall. This superb home is situated on a desirable, cobbled street in the heart of Crookes, conveniently placed for the excellent amenities that make this neighbourhood such a sought after place to live. The property is also ideally placed for access into town, the main city hospitals and universities. The spacious accommodation (1517 square feet) is laid out over three floors and is complemented by a larger than average rear garden which will make the property ideal for a families needs. Although requiring a general scheme of modernisation there is double glazing throughout and gas central heating and with a little TLC it is suggested that this could make a very fine home indeed.

- Four double bedrooms.
- Would suit both owner occupiers and investors alike due to the excellent proportions and development potential.
- Licensed five bed HMO previously let at £445 per person per month, with the potential to return £26'700 per annum.
- Sitting room with bay window.
- Dining room.
- Extended kitchen diner.
- Bathroom and separate W.C.
- Side entrance hall.
- Larger than average rear garden.
- Council Tax Band B and EPC rating E51.





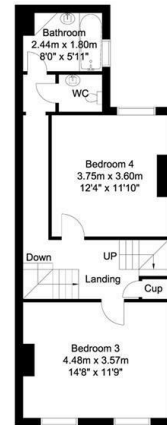
Basement
16 sq m/172.22 sq ft
Approx.



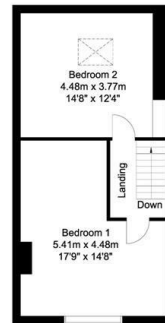
Ground Floor
54 sq m/581.25 sq ft
Approx.



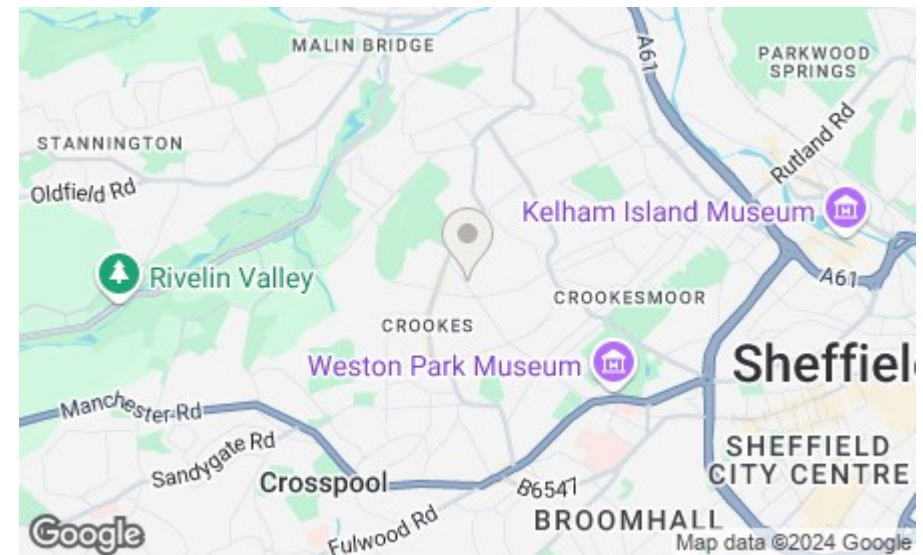
First Floor
50 sq m/538.19 sq ft
Approx.



Second Floor
42 sq m/452.08 sq ft
Approx.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and rooms or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. The plans are for marketing purposes only and should only be used as such. No guarantee is given on the accuracy of the total square footage/meterage if quoted on this plan. CP Property Services @2024



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