

197, Springvale Road, Sheffield, S6 3NT

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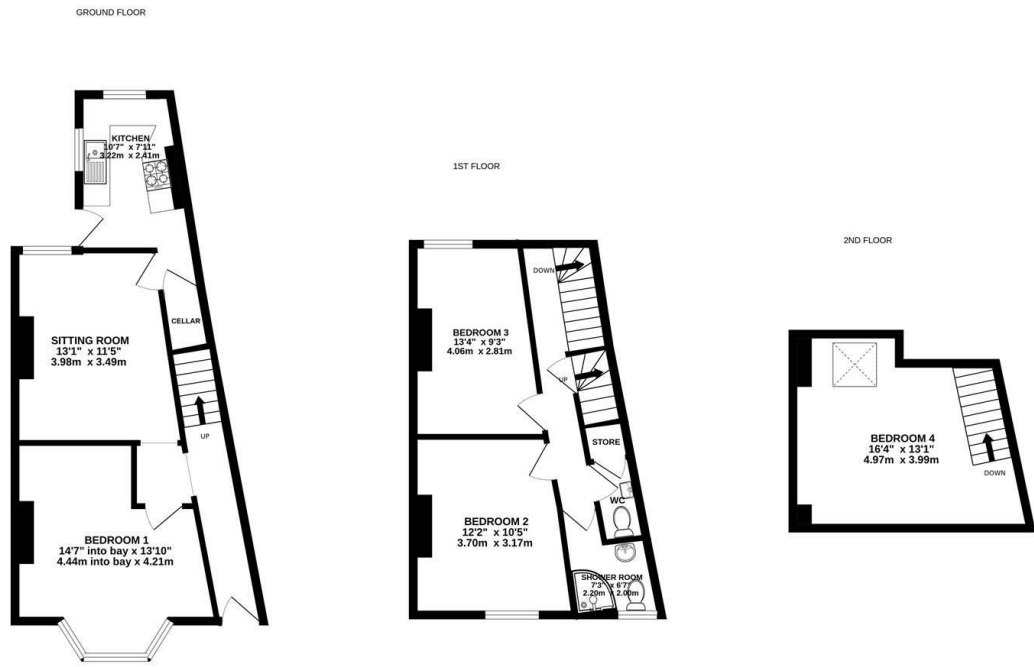
Description

This end of terrace property is ideally placed for access to both Sheffield and Sheffield Hallam Universities was recently re-roofed (in 2022) and re carpeted in 2023. The property, however, is in need of some mid-to-long-term renovations in some places, as some aspects of the property are now outdated, including the kitchen, but overall the property makes a fantastic investment opportunity. . 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.

- For Sale by Modern Auction - T&c's apply
- Subject to Reserve Price and Buyers Fees apply
- Leasehold.
- The Modern Method of Auction
- Entrance Hall. Open plan dining/kitchen arrangement that acts as a great communal space.
- Ground floor double bedroom. Two first floor double bedrooms. Large attic double bedroom.
- Shower room with W.C alongside an additional, and separate W.C.
- Superb rental income of £17'952 for the 2024/2025 academic year and advertised for the following calendar year until June 26 at £18'304
- 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.
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