

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however, is in need of some mid-to-long-term renovations in some places, as some aspects of the property are now outdated, including the kitchen, but overall the property makes a fantastic investment opportunity.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.

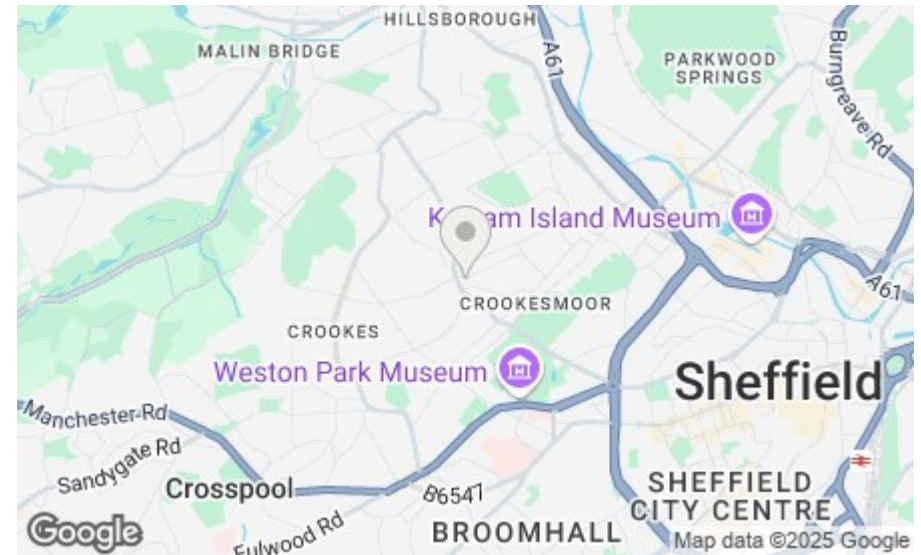
- For Sale by Modern Auction - T&c's apply
- Subject to Reserve Price and Buyers Fees apply
- Leasehold.
- The Modern Method of Auction
- Entrance Hall. Open plan dining/kitchen arrangement that acts as a great communal space.
- Ground floor double bedroom. Two first floor double bedrooms. Large attic 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 let 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.











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