

28, Grosvenor Square, Sheffield, S2 4NS

# 28, Grosvenor Square

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## Description

If you are looking for a buy to let then investors should look no further! This end of terrace property is the ideal property and will be sure to attract tenants who will appreciate its close proximity to the city centre and a great social scene. The property is a three bed house however, due to the third bedroom being a single room, it is currently let as a two bedroom let bringing in a return of £11'440 at an annual yield of 6%. The area of London Road is a vibrant one. There are numerous cafes, restaurants, pubs and takeaways which combine to make the area busy throughout the week. Football lovers will appreciate the almost Brazilian like standard of football that is often displayed by Sheffield United at the nearby Bramall Lane and the fashionable Abbeydale Road is found just around the corner and offers a great social scene. The current rental runs until June 2026 and there is potential to further the income by letting the third bedroom if a tenant can be found. With nearly 744 square feet of accommodation laid out over three floors and a modern finish including full UPVC double glazing, gas central heating via a combination boiler and little in the way of renovations required this is a great place to invest your money.

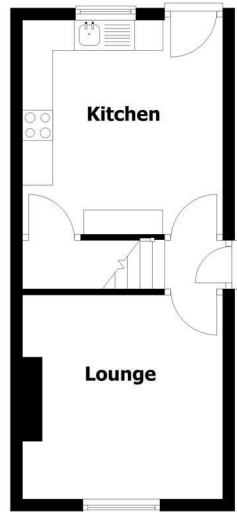
- For Sale by Modern Auction - T&C's apply
- Modern bathroom with shower situated over the bath.
- Spacious dining kitchen with modern fitted units.
- Three bedrooms (let as a two bed due to the third being a single). For Sale by Modern Auction - T&C's apply
- Low maintenance rear garden.
- Council Tax Band A.
- On street, permit parking and close to regular bus services into town.
- EPC rating E49.
- Currently let until June 2026 at an annual income of £11'440 as a two bedroom property.
- 800 year lease from 1885. Ground Rent £19.10 per annum.





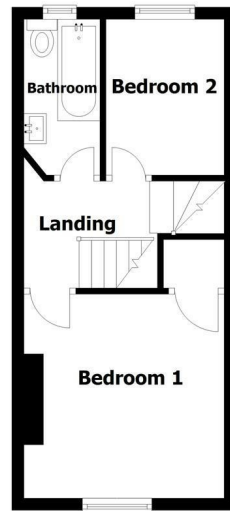
### Ground Floor

Approx. 26.3 sq. metres (283.1 sq. feet)



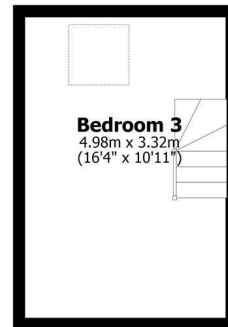
### First Floor

Approx. 26.3 sq. metres (283.1 sq. feet)



### Second Floor

Approx. 16.5 sq. metres (177.6 sq. feet)



Total area: approx. 69.1 sq. metres (743.9 sq. feet)

All measurements are approximate.  
Yorkshire EPC & Floor Plans Ltd  
Plan produced using PlanUp.

**28 Grosvenor Square**



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