



139, Pomona Street, Sheffield, S11 8JN

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## Description

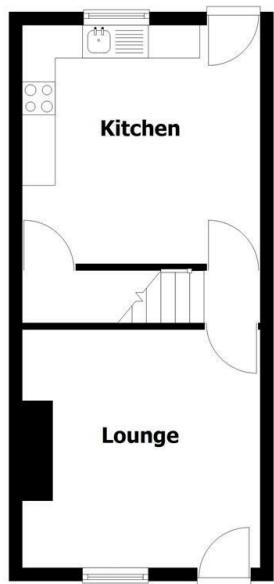
A smart, mid terrace property that has been consistently let, by the current owners, to the student market. The property is also now let until June 2027 ensuring the next owner a regular stream of income for the forthcoming future. The excellent location, within this fashionable and popular neighbourhood, has ensured a consistent demand over the last few years of our clients ownership, making this property a sensible and affordable investment vehicle for the next owner. Although the property is let as a three bed there is actually the added bonus of a smaller, fourth bedroom here and this provides the next owner the potential to add additional returns if managed properly. The property has a south to south west facing orientation in the low maintenance rear garden and the finish throughout is modern and clean with no stand out works required for the next owner to take on.

- Four bedrooms including three good doubles that are now let until June 2027.
- Spacious breakfast kitchen.
- Separate lounge.
- Bathroom.
- Low maintenance, south west facing rear garden.
- Excellent location for the university, town and accessing numerous other local amenities.
- Tenanted until 26th of June 2026 at £15'802.92 per annum.
- Council Tax Band B.
- 800 year lease from 1900 at a peppercorn ground rent.
- Gas central heating and UPVC double glazing combine to create an EPC rating of E52.

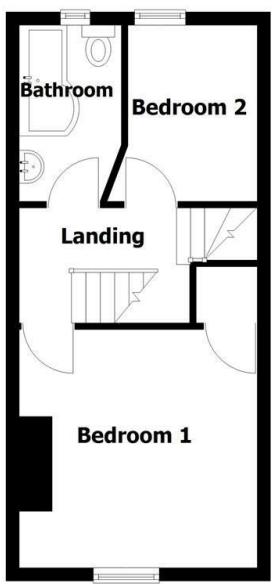




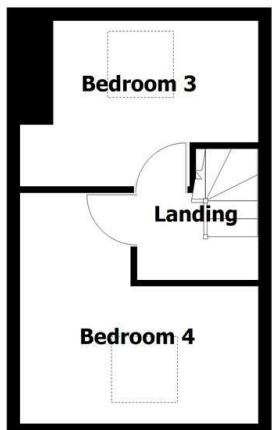
**Ground Floor**  
Approx. 29.7 sq. metres (319.9 sq. feet)



**First Floor**  
Approx. 29.7 sq. metres (319.9 sq. feet)



**Second Floor**  
Approx. 22.1 sq. metres (237.6 sq. feet)



Total area: approx. 81.5 sq. metres (877.4 sq. feet)

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

**139 Pomona Street**



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**EADON  
LOCKWOOD  
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ESTD 1840

All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Eadon Lockwood & Riddle for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.