



433 & 433A, Glossop Road, Sheffield, S10 2PR

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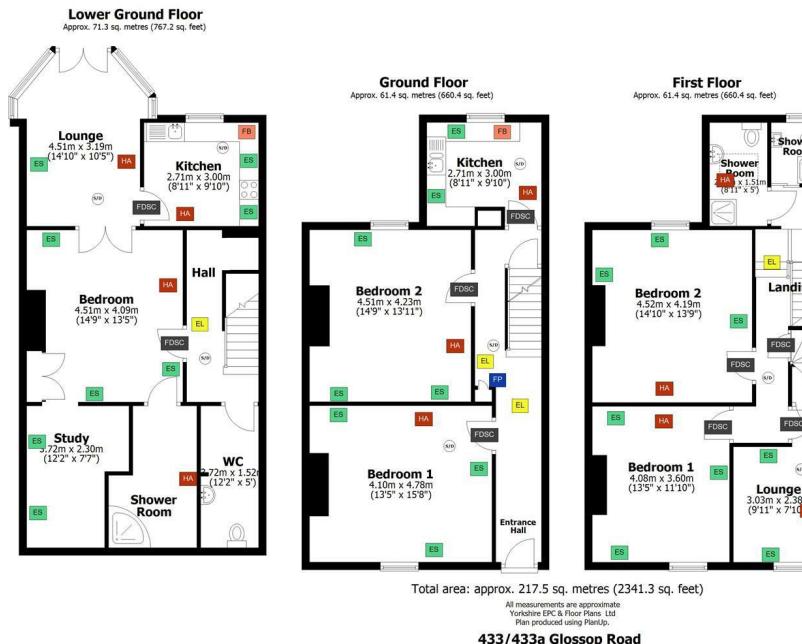
Description

A superb investment property that could also be remodelled to suit owner occupiers. The property brings in an impressive £37,300 combined rent per annum and due to its excellent, central location, close to the hospitals and universities it always attracts tenants and is easy to relet. Due to the size of the property, the position close to first class schooling and the fact it has off road parking at the rear, accessible from Paxton Lane, it could also appeal to home owners who wish to renovate to suit their individual requirements. With modern UPVC double glazing throughout and gas central heating via two combination boilers. Currently let until 29th June 2026 and being article 4 compliant for the next owners to continue with letting if required.

- £37,300 per annum returns (£28,000 from the HMO and £9300 from the garden flat).
- Six bedrooms in the HMO with separate lounge area, kitchen and two shower rooms.
- Spacious and separate, one bed garden apartment with occasional room/study, kitchen, shower room, W.C, lounge area, garden and driveway.
- Off road parking.
- Great location close to the main city hospitals and universities.
- Easy access for tenants to the social scene found in both Broomhill and town.
- No onward chain.
- UPVC double glazing and two separate gas central heating systems via independent combination boiler.
- Council Tax Bands E (433) and D (433A).
- EPC rating Number 433A - D68 and Number 433 - E49







Detail	Key
Fire blanket	FB
Smoke/heat detector	SD or HD
Break glass call point	G
Alarm sounder	AS
Electric lighting	EL
Fire doors	FD (FDSC where self-closing)
Fire alarm control panel	FP
Electric power sockets	ES
Heating apparatus (including radiators)	HA
Room and space types	Living room, hallway etc.
Room numbers	N/A
Location of fittings	Baths, sinks, cookers etc.
Facilities for storage and disposal of rubbish	N/A
Floor areas in metres ²	M ²



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& RIDDLE**
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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.