



49, Harcourt Road, Sheffield, S10 1DH



# 49, Harcourt Road

Sheffield, S10 1DH

## Description

This superb HMO is going to take some beating! Commanding an excellent annual return of £32,844 and having been consistently let over the current owners tenure due to its excellent location, close to Sheffield University. The six bedrooms all offer excellent proportions and the three bathrooms and ground floor W.C provide the right support. The lower ground floor, open plan kitchen/diner/ living room opens onto the excellent garden and provides plenty of space for tenants to socialise and relax. It even has a lovely garden with a stunning view over the lake in Crookes Valley Park. The property is being sold with no onward chain and is let until June 2027 assuring the next owner has some rent return from day one of ownership. Perfect for investors but perhaps also providing potential for owner occupiers as well. Many of the properties on this side of the road have changed hands in recent years and been converted back into fine homes. The square footage and layout along with the excellent outlook provide all that is necessary to make the backbone of a quite lovely home (subject to regs).

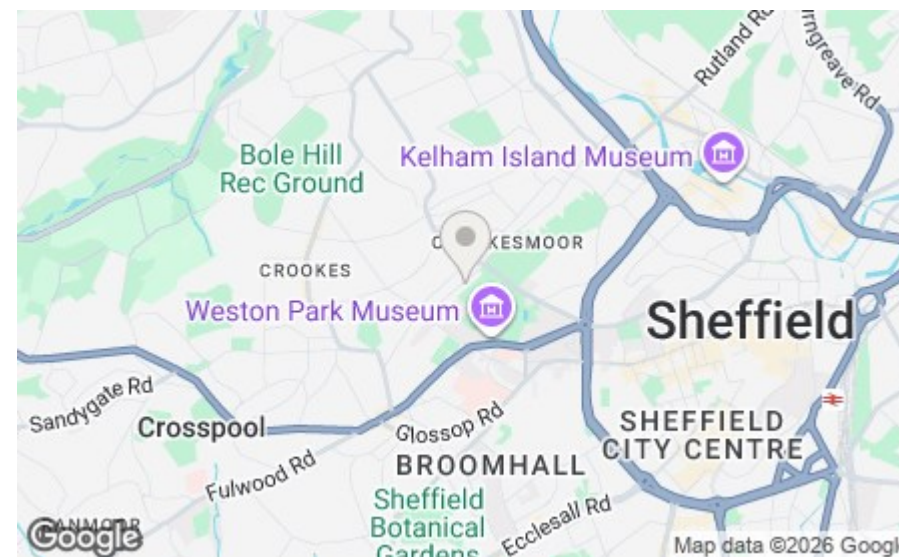
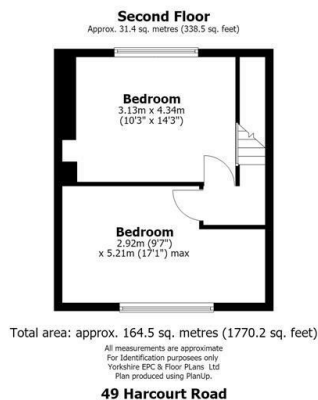
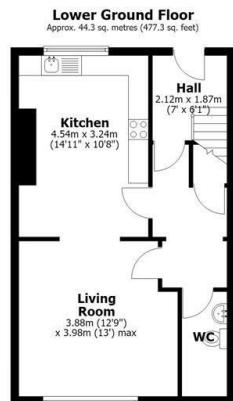
- ELR Premium sale - Buyers fees of £595 including VAT apply.
- Six double bedrooms.
- Three bath/shower rooms and a lower ground floor W.C.
- Large open plan kitchen/diner/ lounge area on the lower ground floor.
- Low maintenance rear garden with views and gated access to Crookes Valley Park.
- No onward chain.
- HMO licenced and let until June 2027 with an annual return of £32'844.
- Freehold and Council Tax Band C.
- Prime location close to excellent local amenities, bus services, the city centre and Sheffield Uni.
- Gas central heating and UPVC double glazing combine to produce an EPC rating of C69.











**Bakewell**  
3 Royal Oak Place  
Matlock Street  
Bakewell DE45 1HD  
T: 01629 700699  
E: bakewell@elr.co.uk

**Banner Cross**  
888 Ecclesall Road  
Banner Cross  
Sheffield S11 8TP  
T: 01142 683388  
E: bannercross@elr.co.uk

**Dore**  
33 Townhead Road  
Sheffield  
S17 3GD  
T: 0114 2362420  
E: dore@elr.co.uk

**Hathersage**  
Main Road, Hathersage  
Hope Valley  
Derbyshire S32 1BB  
T: 01433 651888  
E: peakdistrict@elr.co.uk

**Rotherham**  
149 Bawtry Road  
Wickersley  
Rotherham S66 2BW  
T: 01709 917676  
E: wickersley@elr.co.uk

**EADON  
LOCKWOOD  
& RIDDLE**  
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.