Saxton Mee







Roebuck Road Crookesmoor Sheffield S6 3GQ
Offers Around £215,000

St Luke's Sheffield's Hospice

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Sheffield S6 3GQ

Offers Around £215,000



** FREEHOLD ** An excellent investment opportunity to acquire this three double bedroom terraced property, ideally positioned within easy reach of the city's university campuses, major hospitals and an excellent range of local amenities.

The property is currently let until June 2027, providing an attractive opportunity for investors seeking an established rental investment with income already secured generating a yearly rent of £16,848. The property is Article 4 compliant, further enhancing its appeal within the investment market.

The accommodation is arranged over three floors and offers generously proportioned and versatile living space throughout.

On the ground floor, the property features a kitchen/diner fitted with a range of wall, base and drawer units complemented by contrasting work surfaces incorporating a sink and drainer. Integrated appliances include an electric oven with four-ring hob and extractor hood above, while there is also space and plumbing for a washing machine. A generously sized double bedroom with an attractive bay window completes the ground-floor accommodation.

To the first floor is a further double bedroom positioned to the front of the property, together with a separate lounge to the rear. There is also a shower room comprising a shower enclosure, WC and wash hand basin.

The second floor provides a third well-proportioned double bedroom.

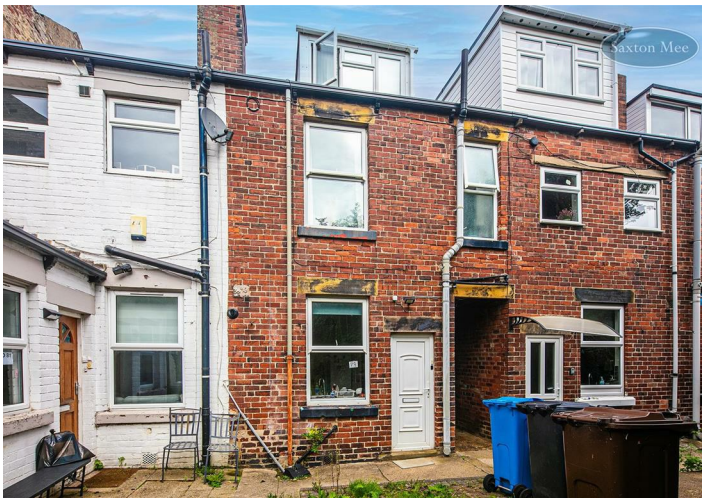


- EXCELLENT INVESTMENT OPPORTUNITY
- CURRENTLY LET UNTIL JUNE 2027
- ANNUAL INCOME £16848
- THREE DOUBLE BEDROOMS
- ACCOMMODATION ARRANGED OVER THREE FLOORS
- KITCHEN/DINER
- SEPERATE FIRST-FLOOR LOUNGE
- CONVENIENT FOR UNIVERSITY CAMPUSES
- ARTICLE 4 COMPLIANT
- EXCELLENT RANGE OF LOCAL AMENITIES NEARBY









OUTSIDE
To the front is a forecourt which sets the property back from the road. Shared access leads to the rear and a garden area.

LOCATION
A popular location due to it's proximity of the two Universities and hospitals nearby while also offering easy access in to Sheffield City Centre. There are useful local shops nearby with the busy high streets of Crookes and Broomhill both found within walking distance. Regular transport links by the way of bus routes are available while the stunning natural beauty of the Peak District can be found just over 5 miles away.

MATERIAL INFORMATION
The property is Freehold and currently Council Tax Band A.

VALUER
Chris Spooner MNAEA

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. If there is any point which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. All plans, floor plans and maps are for guidance purposes only and are not to scale. Please note all measurements are approximate and should not be relied upon as exact. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

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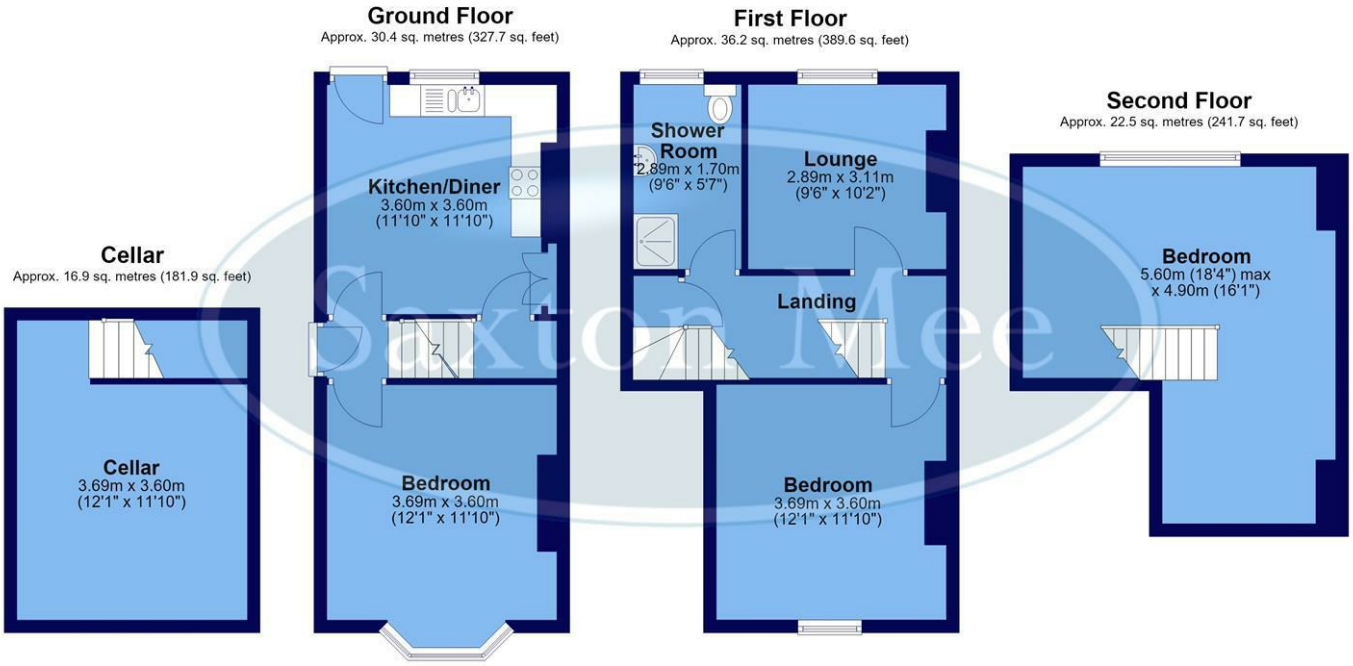
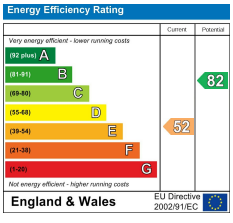


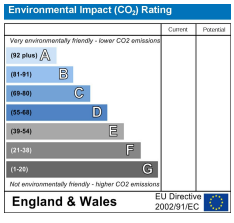
Total area: approx. 106.0 sq. metres (1140.9 sq. feet)

All measurements are approximate and to max vertical and horizontal lengths
Plan produced using PlanUp.

Crookes 245 Crookes, Sheffield S10 1TF T: 0114 266 8365
Hillsborough 82 Middlewood Road, Sheffield S6 4HA T: 0114 231 6055
Stocksbridge 462 Manchester Road, Sheffield S36 2DU T: 0114 287 0112

www.saxtonmee.co.uk





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