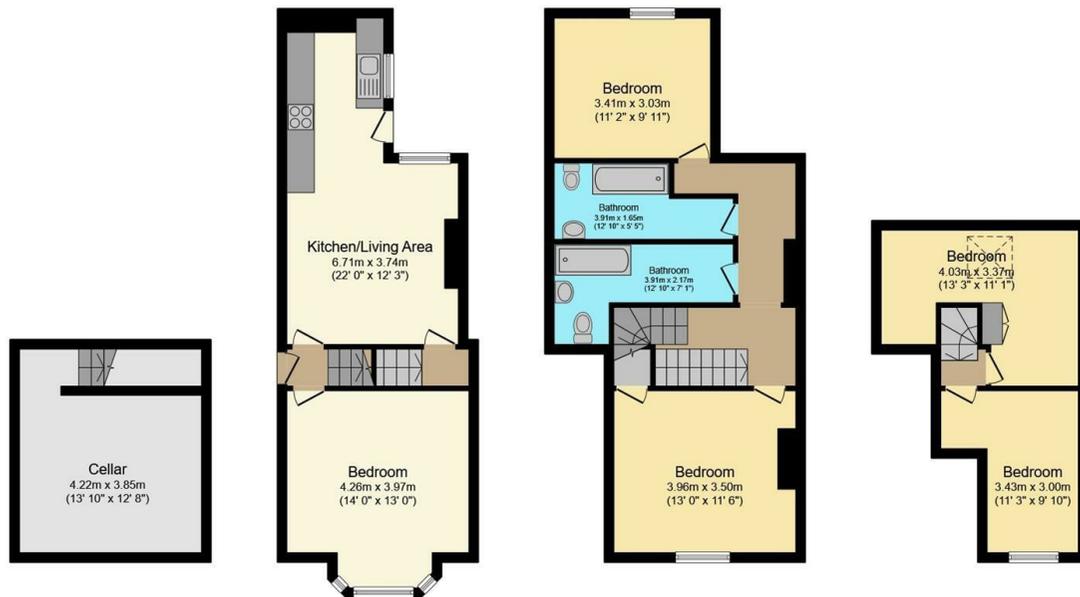




## 85 Commonsides, Sheffield, S10 1GF

Offers Over £290,000

- Investment property
- Rent increases to £26,400 pa (£440pcm per room) for 2026/27
- Popular location for University of Sheffield
- No onward chain
- Five double bedrooms
- Article 4 compliant
- Current rent of £25,740 per year (£429pcm per room)
- Two bathrooms
- Freehold



**Cellar**  
Floor area 17.5 sq.m. (188 sq.ft.)

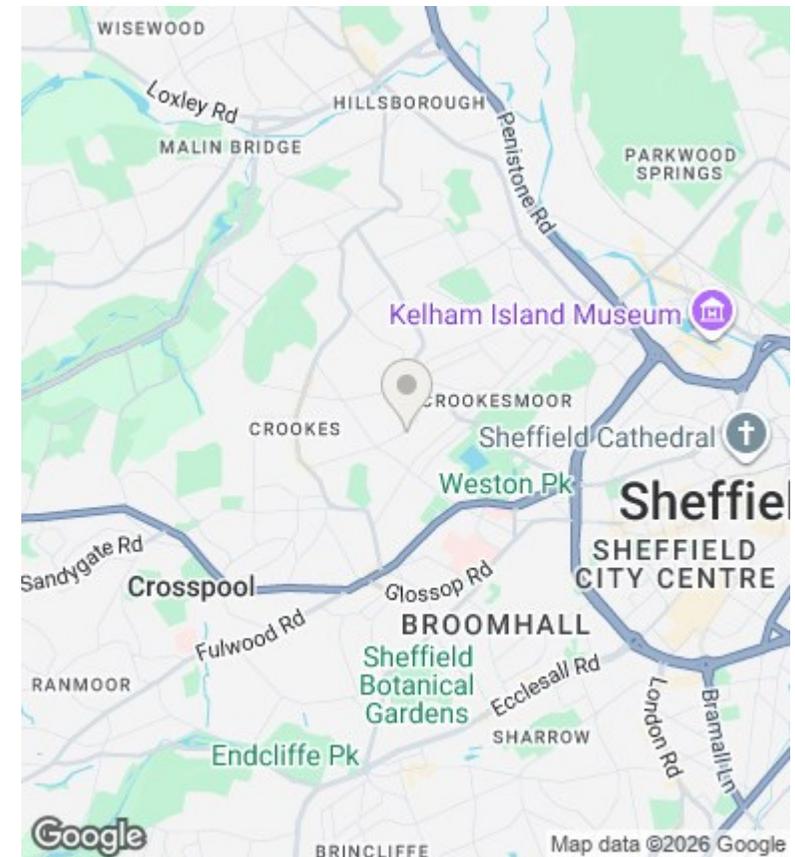
**Ground Floor**  
Floor area 40.6 sq.m. (437 sq.ft.)

**First Floor**  
Floor area 49.2 sq.m. (529 sq.ft.)

**Second Floor**  
Floor area 21.8 sq.m. (235 sq.ft.)

Total floor area: 129.1 sq.m. (1,390 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



## Directions

## Viewings

Viewings by arrangement only. Call 01142 687777 to make an appointment.

## Council Tax Band

## EPC Rating:

E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	54	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	