



49 Harcourt Road

Sheffield, S10 1DH

Asking Price £400,000



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# 49 Harcourt Road



## Description

A stone fronted, period terraced villa offering over 1770 square feet of accommodation. With an HMO licence in place and impressive returns of £32,844 per annum (to 24 June 2027). The property's prime location makes it perfect as an investment property. Situated just around the corner from Sheffield University and having been consistently let over the current owners tenure. The location is also popular with owner occupiers and it is suggested that with some renovations this property could be transformed into a quite beautiful property which commands a fine outlook over the lake in Crookes Valley Park.

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





Floor Plan



Area Map



Viewing

Please contact our ELR Banner Cross Office on 0114 268 3388 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph

