

Saxton Mee



**Ainsley Road Crookes Sheffield S10 1EU**  
**Offers Around £240,000**

**St Luke's**  
Sheffield's Hospice

# Ainsley Road

Sheffield S10 1EU

Offers Around £240,000

**\*\*INVESTMENT PROPERTY\*\* FULLY LET HMO\*\*** Situated on this quiet no through road is this well presented three double bedroom terrace property which has a south facing rear garden and benefits from a contemporary kitchen and shower room, uPVC double glazing and gas central heating. The area is a popular location for students and is close to amenities and transport links. The property is currently let for the 2026/27 academic year and the rent secured for 2026/2027 is £106 pppw (£16,536 for the year) excluding utilities and council tax.

Set over four levels (including the cellar) the neutrally decorated living accommodation briefly comprises: enter through a front door into the lounge with a front facing window allowing natural light, coving to ceiling and attractive flooring. A door then opens into the inner lobby with access into the kitchen/diner which has a range of units with a contrasting worktop which incorporates the sink and drainer. There is an integrated electric oven and a four ring hob with extractor above along with housing and plumbing for a washing machine and space for a fridge freezer. There is a rear entrance door and access to the cellar head with steps descending to the cellar.

From the inner lobby, a staircase rises to the first floor landing with access into two bedrooms and the shower room. The principal is a good sized double and has storage under the attic stairs. Double bedroom two has two rear facing windows. The shower room has a WC and wash basin.

A further staircase rises to the second floor and attic bedroom three which has ample space for furniture and a Velux window.

- THREE DOUBLE BEDROOM TERRACED PROPERTY
- LOUNGE & DINING KITCHEN
- CELLAR
- SOUTH FACING REAR GARDEN
- RENT SECURED FOR 2026/2027 IS £106 PPPW (£16,536 FOR THE YEAR) EXCLUDING UTILITIES AND COUNCIL TAX.
- LET FOR 2026/27 ACADEMIC YEAR
- QUIET NO THROUGH ROAD
- WELL PRESENTED THROUGHOUT
- POPULAR LOCATION FOR STUDENTS & CLOSE TO AMENITIES
- CONTEMPORARY KITCHEN AND SHOWER ROOM





## OUTSIDE

To the front of the property is a forecourt which sets the property back from the road. To the rear is a low maintenance south facing rear garden.

## LOCATION

Situated in the sought after area of Crookes which benefits from a superb array of local amenities including butchers, bakers, greengrocers, and two mini-supermarkets. (Sainsbury's & Co-op). There is a fine selection of pubs, restaurants and takeaways. Easy access to Sheffield City Centre is available by regular bus routes and the glorious outdoor scenery of the Peak District is a short journey away.

## MATERIAL INFORMATION

The property is Leasehold with a term of 800 years running from the 29th September 1898.

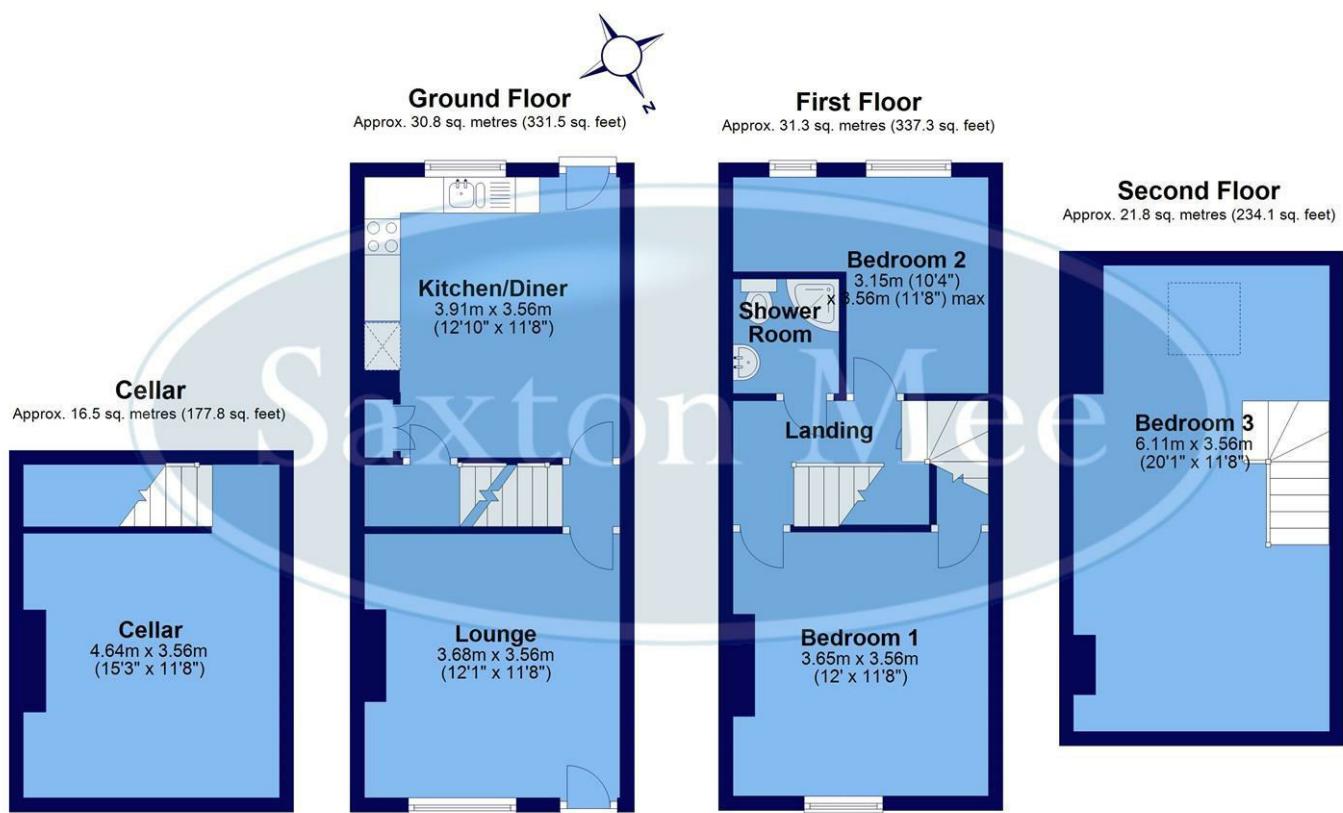
The Ground Rent is £2 P.A.

The property is currently Council Tax Band A.

## VALUER

Chris Spooner ANAEA

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.



Total area: approx. 100.4 sq. metres (1080.7 sq. feet)

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

**Crookes  
Hillsborough  
Stocksbridge**

245 Crookes, Sheffield S10 1TF  
82 Middlewood Road, Sheffield S6 4HA  
462 Manchester Road, Sheffield S36 2DU

T: 0114 266 8365  
T: 0114 231 6055  
T: 0114 287 0112

[www.saxtonmee.co.uk](http://www.saxtonmee.co.uk)



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**st luke's**  
Sheffield's Hospice

Energy Efficiency Rating	
Very energy efficient - lower running costs (A2 plus) A	Current
(B1-B1) B	Potential
(B2-B3) C	
(D5-D6) D	
(E9-E10) E	
(F11-F12) F	
(G13-G14) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Very environmentally friendly - lower CO <sub>2</sub> emissions (A2 plus) A	Current
(B1-B1) B	Potential
(B2-B3) C	
(D5-D6) D	
(E9-E10) E	
(F11-F12) F	
(G13-G14) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC