



139 Pomona Street, Sheffield, S11 8JN

139, Pomona Street

Sheffield, S11 8JN

Description

A smart, mid terrace property that has been consistently let, by the current owners, to the student market. The property is also now let until June 2027 ensuring the next owner a regular stream of income for the forthcoming future. The excellent location, within this fashionable and popular neighbourhood, has ensured a consistent demand over the last few years of our clients ownership, making this property a sensible and affordable investment vehicle for the next owner. Although the property is let as a three bed there is actually the added bonus of a smaller, fourth bedroom here and this provides the next owner the potential to add additional returns if managed properly. The property has a south to south west facing orientation in the low maintenance rear garden and the finish throughout is modern and clean with no stand out works required for the next owner to take on.

IMPORTANT INFORMATION

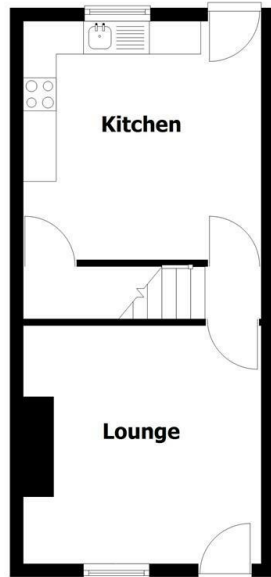
Anti-Money Laundering (AML) Checks - As part of making an offer, we're required by law to complete Anti-Money Laundering (AML) checks to confirm the identity of all purchasers. To cover the cost of this process, a fee of £30 incl. VAT per buyer is payable when your offer is accepted. This is a standard requirement for all buyers and helps us ensure your offer can be progressed as quickly and smoothly as possible.

- Four bedrooms including three good doubles that are now let until June 2027.
- Spacious breakfast kitchen.
- Separate lounge.
- Bathroom.
- Low maintenance, south west facing rear garden.
- Excellent location for the university, town and accessing numerous other local amenities.
- Tenanted until 26th of June 2026 at £15'802.92 per annum.
- Council Tax Band B.
- 800 year lease from 1900 at a peppercorn ground rent.
- Gas central heating and UPVC double glazing combine to create an EPC rating of E52.

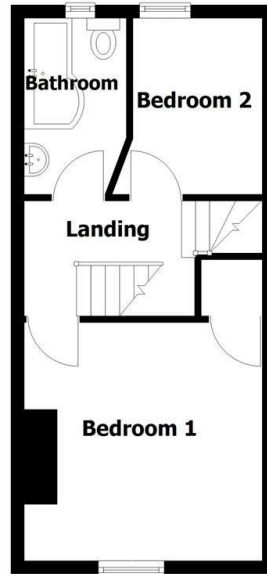




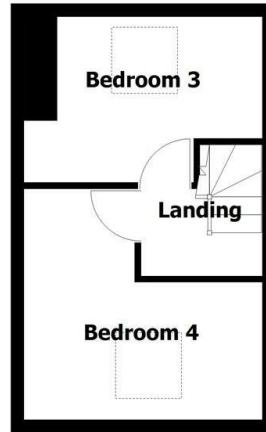
Ground Floor
Approx. 29.7 sq. metres (319.9 sq. feet)



First Floor
Approx. 29.7 sq. metres (319.9 sq. feet)



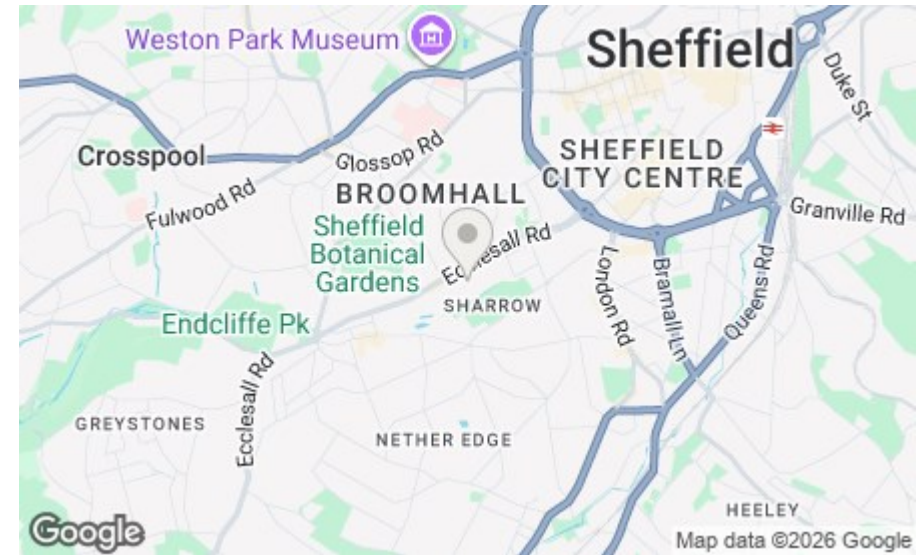
Second Floor
Approx. 22.1 sq. metres (237.6 sq. feet)



Total area: approx. 81.5 sq. metres (877.4 sq. feet)

All measurements are approximate
Yorkshire EPC & Floor Plans Ltd
Plan produced using PlanUp.

139 Pomona Street



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