



Spencer.

Hardwick House, 158 Psalter Lane, Brincliffe, S11  
8UR

Buy —

a wonderful large property currently split into four units,  
three with two bedrooms, with huge potential to convert  
back to a family home

— from *Spencer.*

- A detached property of over 3000 feet currently split into four units
- Three of the properties are two bedroomed separate apartments with kitchens and bathrooms
- Fourth one bedroomed property linked to the ground floor apartment perfect for Air BnB
- Suitable for conversion back to a family home, subject to all necessary consents
- Garage with inspection pit and car port and lovely gardens in the heart of Brincliffe with summer house
- Potential annual income approx. £50,000 (three ASTs and one Air BnB)
- EPC Ratings - D D D
- Council Tax Band - Flats 1 & 2 - A, Flat 3 - B
- What3Words///leader.latter.modes
- Available for sale vacant with no chain

Offers Around

**£725,000**













# Floorplan

## HARDWICK HOUSE

APPROXIMATE GROSS INTERNAL AREA = 282.7 SQ M / 3042 SQ FT

GARAGE = 16.7 SQ M / 180 SQ FT

TOTAL = 299.4 SQ M / 3222 SQ FT



Illustration for identification purposes only, measurements are approximate, not to scale.

# Spencer.

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Viewing: Via the Agents

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