



Crookesmoor Road,
Crookesmoor, Sheffield, S10 1BD



OIRO £375,000

- Boasting Over 2,000 square feet of accommodation
- Five Bedroom Home or 6 Bedroom HMO
- Large Dining Kitchen & Two Bathrooms
- Potential HMO Rental Income of over £39,600 Per Annum
- In need of some modernisation
- Freehold
- EPC rating D

Because property is personal with...

Belvoir



Belvoir Sheffield are pleased to present this substantial five double bedroom family home, with the potential to operate as a six-bedroom HMO (subject to any necessary consents), offers exceptional versatility and investment potential. Previously let to six students, the property has the potential to generate rental income of £39,600+ per annum.

Extending to an impressive 2,096 sq ft of accommodation, the property features a spacious dining kitchen, two bathrooms, and generously proportioned bedrooms throughout. Requiring some modernisation, it presents an excellent opportunity to add value and create a superb family home or high-yield investment.

Ideally located in a popular area close to the universities, teaching hospitals, and excellent local amenities, this is a rare opportunity with huge potential. Early viewing is highly recommended.

The accommodation begins with a welcoming entrance hallway leading to a superbly proportioned living room, featuring a beautiful bay window that fills the room with natural light, together with attractive real wood flooring. There is a separate dining room, ideal for entertaining or family meals, and a spacious ground floor bathroom comprising an enclosed shower cubicle, wash hand basin and WC. This room was formerly the kitchen and offers flexibility for future reconfiguration if desired.



Stairs lead down to the lower ground floor, where there are two useful storage rooms and a large dining kitchen, providing an excellent social space with direct access to the rear garden.

The first floor offers three generously sized double bedrooms, including two particularly large rooms, both retaining beautiful original fireplaces that add character and charm. A family bathroom completes this floor and comprises a bath with shower over, wash hand basin and WC.

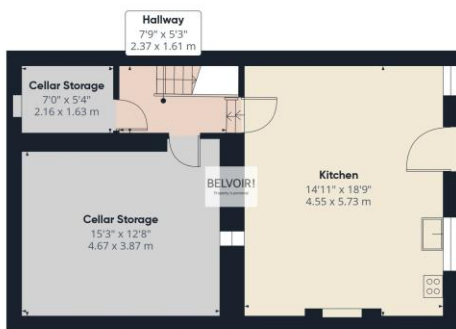
The second floor provides two further spacious double bedrooms, both benefiting from dormer windows, with one enjoying wonderful, elevated views across the city skyline.

Externally, the property enjoys a tiered rear garden with a decked seating area, providing an ideal space for relaxing or entertaining during the warmer months.

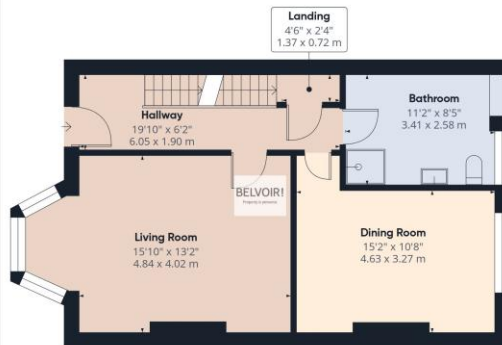
The location is superb, situated within one of Sheffield's most popular areas and ideally placed for the universities, teaching hospitals and the city centre. Excellent public transport links, local shops, cafes, restaurants and a wide range of everyday amenities are all within easy reach, making this a fantastic location for both owner-occupiers and tenants alike.

This is a rare opportunity to acquire a substantial property with exceptional flexibility, significant income potential and huge scope for further improvement.

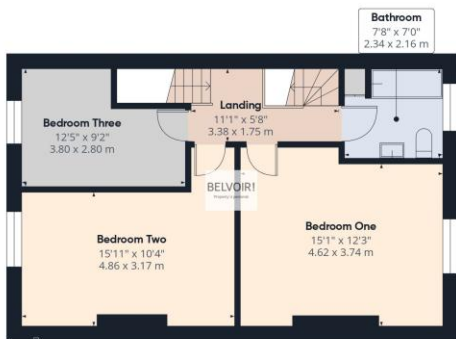
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Floor -1



Floor 0



Floor 1



Floor 2

Approximate total area[®]

2096 ft²
194.8 m²

Reduced headroom

16 ft²
1.5 m²

(1) Excluding balconies and terraces

Reduced headroom
----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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