



Apartments 1-4, 177 Shirecliffe Road
Parkwood Springs
Sheffield
S5 8XA





Apartments 1-4, 177 Shirecliffe Road, Parkwood Springs, Sheffield S5 8XA

Guide Price £325,000 – £375,000

An outstanding opportunity to acquire a residential investment comprising four self-contained apartments, occupying a secluded and attractive position adjoining The Oakes, 175 Shirecliffe Road.

The property currently generates a gross rental income of approximately £29,400 per annum and offers a well-balanced mix of accommodation, including a studio apartment, a one-bedroom apartment, a two-bedroom apartment, and a three-bedroom apartment. Three apartments are fully tenanted, with the fourth being re-let, providing an immediate and established income stream.

Accessed via a secure communal entrance, the development benefits from well-maintained communal gardens and ample off-road parking for residents.

The property also presents a unique opportunity to be purchased in conjunction with the adjoining substantial family residence.

Occupying an enviable position adjacent to Parkwood Springs, the apartments enjoy immediate access to extensive green space, picturesque walking routes, which was historically a medieval deer park. Despite its tranquil setting, the property is conveniently located for a wide range of local amenities, excellent transport links, Sheffield City Centre, Sheffield Hospitals and Universities and the motorway network.

A rare opportunity to acquire a fully income-producing residential investment in one of Sheffield's increasingly sought-after locations, offering both immediate returns and long-term investment potential.

- Residential investment
- Substantial rental income of £29,400 per annum
- A three bedroom, a two bedroom, a one bedroom and a studio apartment
- Well placed for nearby amenities and access to the City Centre and Motorway network
- Opportunity to be purchased in conjunction with the adjoining substantial family residence - The Oakes
- Four self-contained apartments
- Great peaceful location adjoining Parkwood Springs
- Large outside communal garden and all having parking spaces
- Close to Sheffield Teaching Hospitals and Sheffield Universities

COMMUNAL AREA

Security entrance door leads to a large communal entrance area with meter cupboards, communal storage cupboard and door to communal rear garden.

Communal walled garden mainly set to lawn with screen of ash trees, floral borders and shrubs and paved terrace space.

Outside, private parking spaces for each apartment and one visitor parking space

APARTMENT 1

A three bedroom ground floor apartment let at £750 per calendar month.

The accommodation comprises, long entrance hall, large through lounge / dining room, French windows leading out onto a terrace, bedroom one - a double bedroom with French windows leading out onto terrace, bedroom two - a double bedroom, bedroom 3 - a good sized third bedroom. Separate kitchen, well fitted out bathroom with full suite, utility room and storage room.

APARTMENT 2

A two bedroom ground floor apartment let at £650 per calendar month.

Reception hall, bathroom with full suite, bedroom one - a double bedroom, bedroom two. Living room, fully fitted dining kitchen with separate entrance door. Access to terrace and garden.

APARTMENT 3

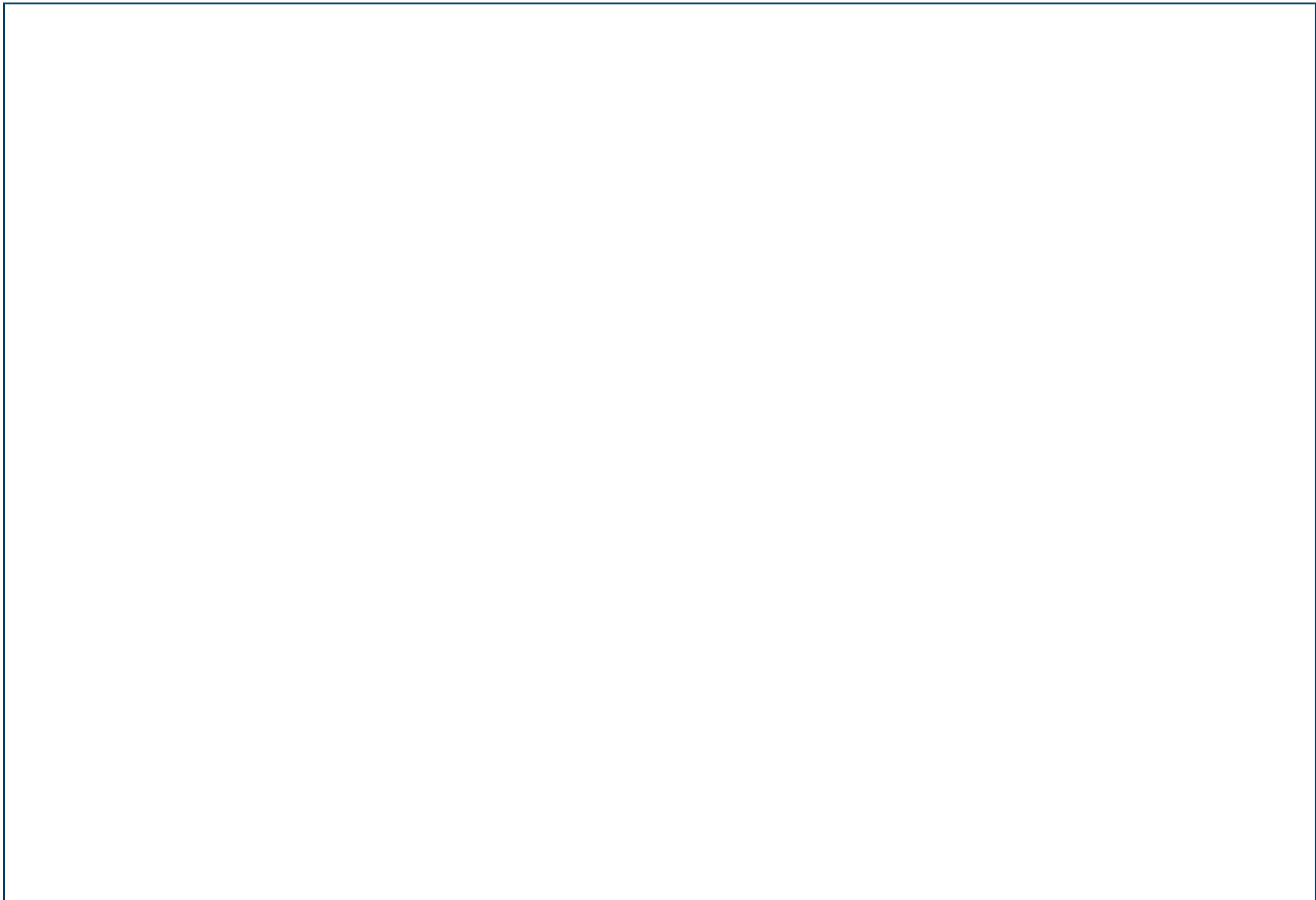
A one bedroom first floor apartment let at £550 per calendar month.

Bedroom - a double bedroom, dual aspect lounge / dining room, separate fitted kitchen, bathroom with full suite. Use of communal garden/terrace area.

APARTMENT 4

A first floor studio apartment let at £500 per calendar month.

Hall, living, kitchen and bedroom area, shower room with full suite.





**Apartments 1-4
177 Shirecliffe Road**



APARTMENT 2

APARTMENT 1

Ground Floor

Approximate total area⁽¹⁾
2820 ft²
262 m²



APARTMENT 3

STUDIO APARTMENT

Floor 1



(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.



