



9 and 9A Holberry Close, Broomhall, Sheffield, S10 2FQ

Saxton Mee

9 and 9A Holberry Close Broomhall

Offers Around

£325,000

9 & 9A Holberry Close, Broomhall, Sheffield - Investment Property with Income of £1,997 pcm

An excellent investment opportunity in the ever-popular student area of Broomhall, this spacious six-bedroom mid-terraced property is smartly configured into two self-contained three-bedroom apartments, offering strong rental appeal to students, young professionals, and medical staff alike. With its prime location close to The University of Sheffield, Sheffield Hallam University, and the Sheffield Teaching Hospitals, the property consistently attracts high demand and is perfectly suited to buy-to-let investors.

Both 9 Holberry Close and 9A Holberry Close present well-proportioned accommodation with practical layouts ideal for shared living. The property is rented out with an income of £1,977 pcm, making it an attractive addition to any rental portfolio.

Due to the unusual layout of having 2 apartments in one building with one title plan, it may be a limited market for those seeking a mortgage and advice should be sought.

Accommodation Details:

9A Holberry Close (Ground & First Floor Apartment) - £1,131 pcm

Ground floor: Kitchen, inner hallway, two bedrooms, and bathroom

First floor: Third bedroom accessed via landing

9 Holberry Close (First & Second Floor Apartment) - £866.66 pcm

Ground floor: Entrance lobby with stairs to first floor

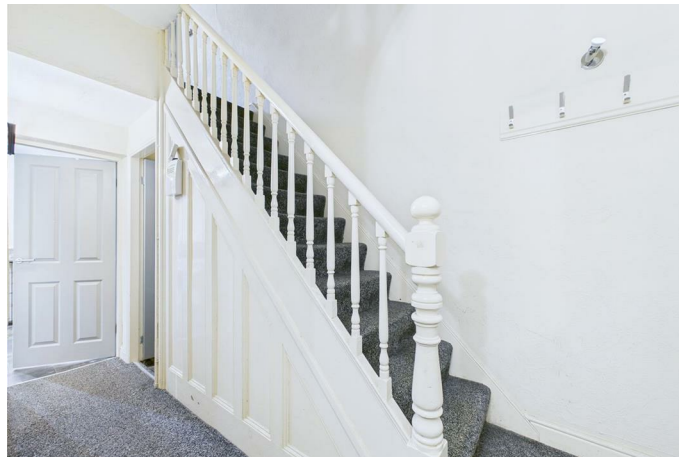
First floor: Spacious kitchen/diner, bedroom one, and bathroom

Second floor: Two further bedrooms accessed from the landing

This well-located and versatile property offers excellent rental performance in a highly sought-after area. With spacious accommodation, proven demand, and strong proximity to the universities and hospitals, 9 & 9A Holberry Close represents a fantastic opportunity for both new and seasoned investors looking to secure a reliable buy-to-let asset in Sheffield.



- Investment Property with Income of £1,997 pcm
- 9 Holberry Close - Let on 12 month AST from 1 September 2025 at £866.66 pcm
- 9A Holberry Close - Let on 12 month AST from 1 September 2025 £1,131.00 pcm
- One property comprising two self contained three-bedroom apartments
- Popular Location of Broomhill Close to Shops and Restaurants, Cafes and Bars
- Close to Sheffield Universities and Sheffield Teaching Hospitals
- High Demand Rental Location
- Spacious Accommodation
- Rear Garden
- Call Saxton Mee Banner Cross to arrange a viewing





While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, 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. Please note all the measurement details are approximate and should not be relied upon as exact. All plans, floor plans and maps are for guidance purposes only and are not to scale. 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. 'A Life Assurance policy may be requested.' 'Written Quotations of credit terms available on request.'

Banner Cross
T: 0114 268 3241
E: bannercross@saxtonmee.co.uk
www.saxtonmee.co.uk

Hathersage
T: 01433 650009
E: hathersage@saxtonmee.co.uk

Bakewell
T: 01629 815307
E: bakewell@saxtonmee.co.uk

Matlock
T: 01629 828250
E: matlock@saxtonmee.co.uk

