

EADON
LOCKWOOD
& RIDDLE
ESTD 1840

31 Club Street

Sheffield, S11 8DE

Asking Price £180,000



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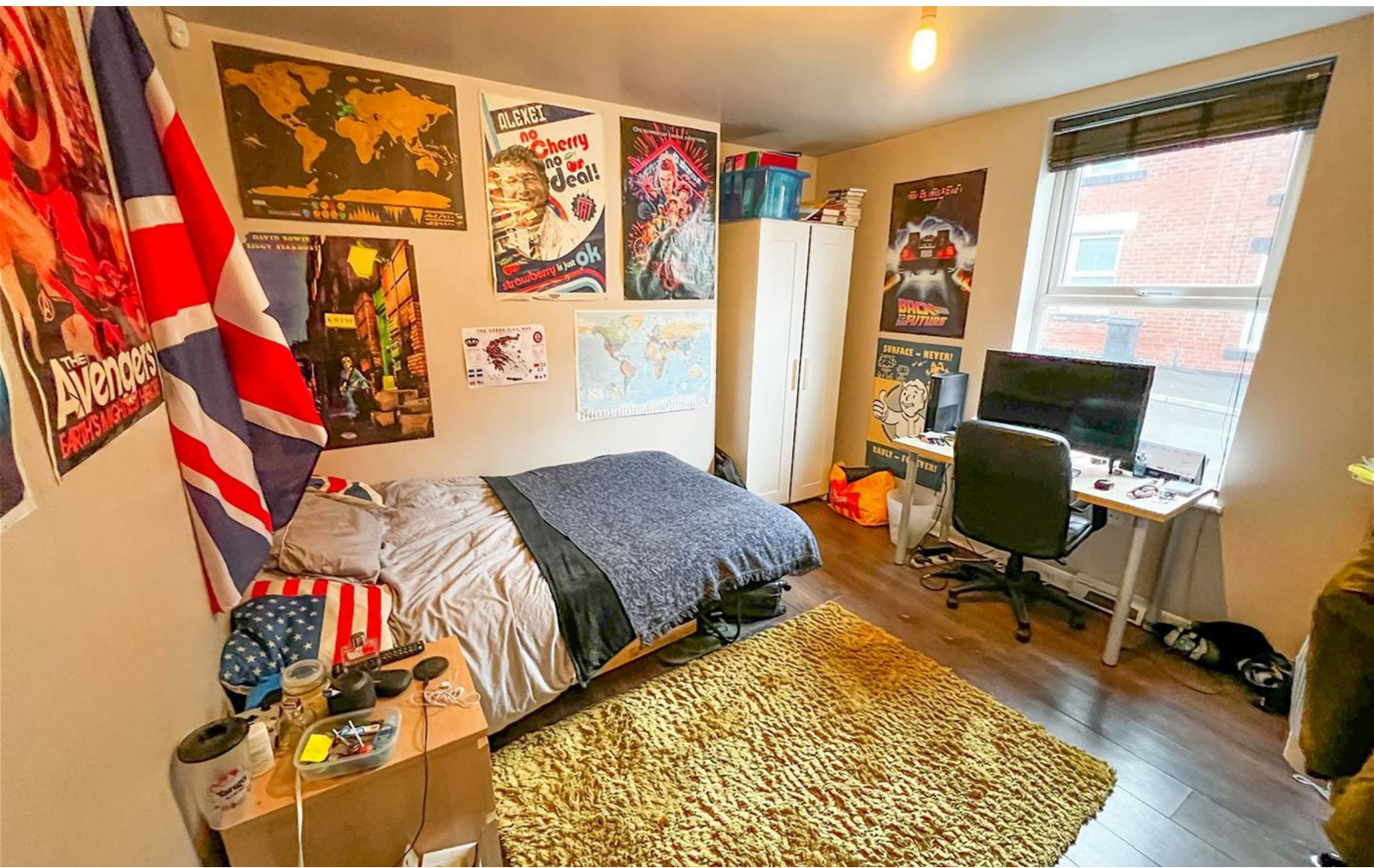
31 Club Street



Description

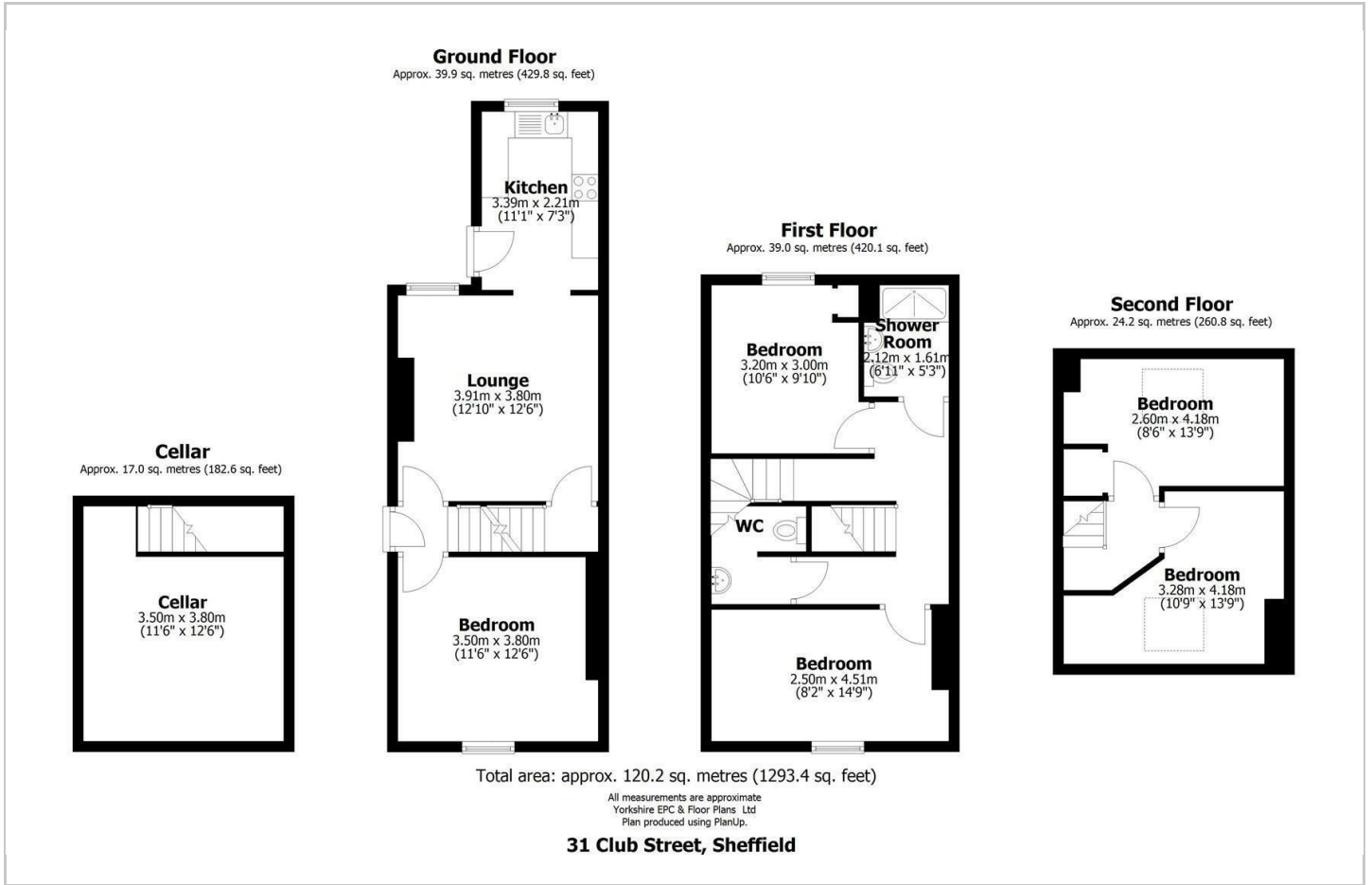
A spacious, student property that is currently let as a three bedroom property, generating £13'716 per annum (£381 per person per month) and which is currently let until June 2026. There is the potential to add further income if the other rooms are let, with a possible income of £22'860 per annum. The property is ideally placed for the student market, within an easy walk to the Collegiate Campus of Sheffield Hallam, the main university facilities in the city centre and Sheffield University's main buildings that are located around the top of Hanover Way and West Street. The excellent amenities that are found on the nearby Ecclesall and London Roads will also be a great lure for most tenants.

- Gas central heating and UPVC double glazing combine to provide an EPC rating of D56.
- Over 1293 square feet of accommodation arranged over three floors.
- Currently let as a three bed at £381 per person, per month which equates to £13,716 per annum - If fully as a five bed let this could rise to £22,860 per annum.

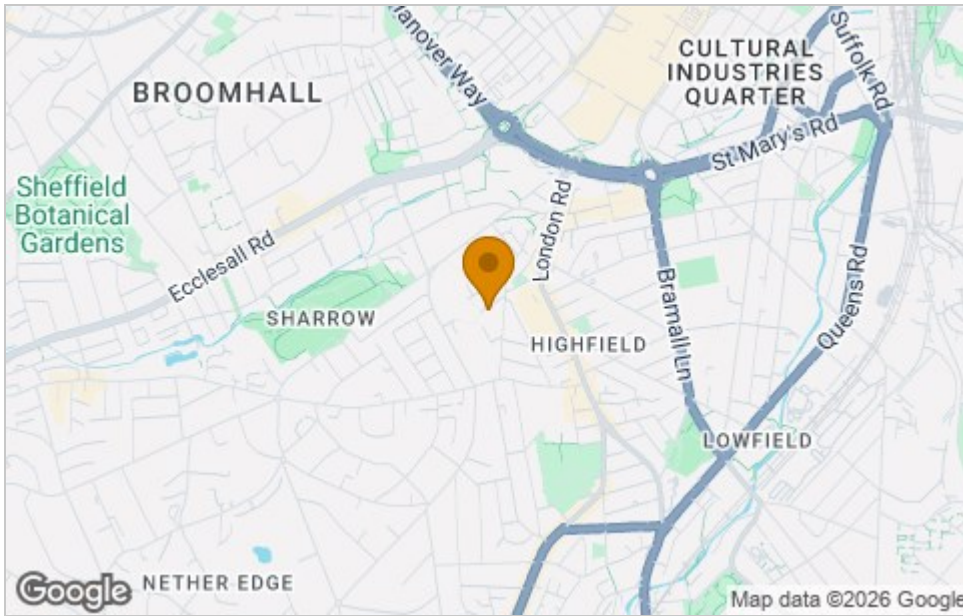




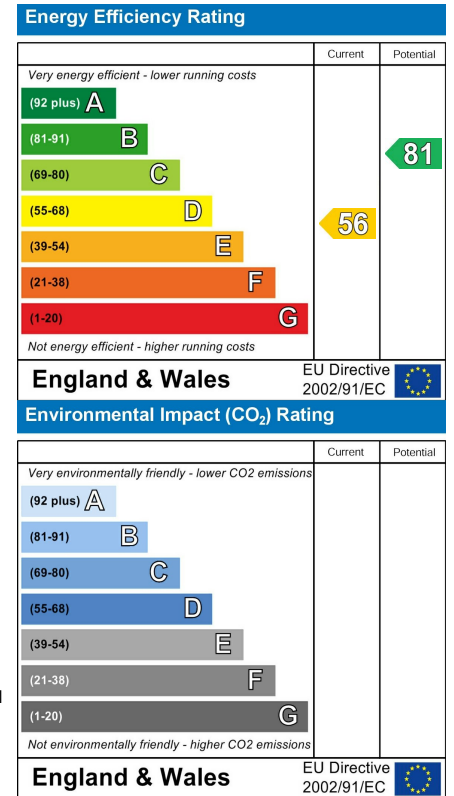
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our ELR Banner Cross Office on 0114 268 3388 if you wish to arrange a viewing appointment for this property or require further information.

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