



**HUNTERS®**  
HERE TO GET *you* THERE

136 Queens Road, City Centre, Sheffield, S2 4DH

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Guide Price £170,000

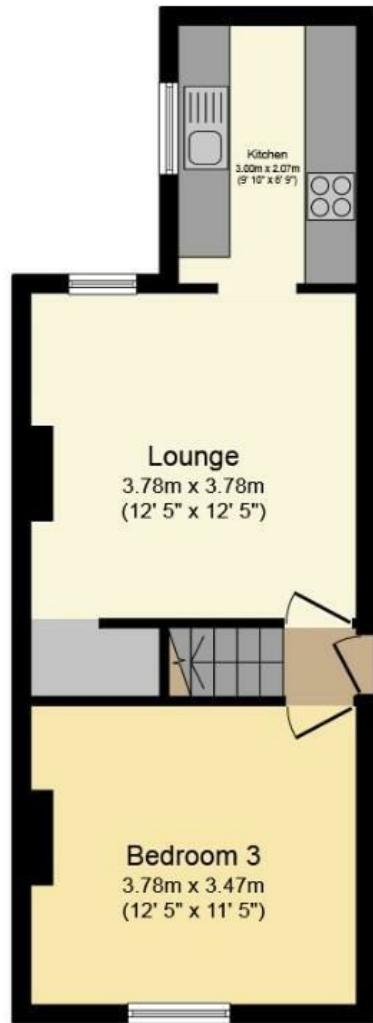
An impressive mid-terrace house, presents a remarkable opportunity for both investors and families alike. Boasting four bedrooms and a well-appointed shower room, this property is Article 4 compliant, making it an ideal choice for those seeking quality accommodation with a strong rental yield.

The property generates an income of £20,388 until June 2025. The interior features a generous lounge and fully fitted kitchen, providing ample space for relaxation and social gatherings. The layout is designed to accommodate modern living.

Outside, the enclosed low-maintenance yard offers a private retreat, perfect for enjoying the outdoors without the burden of extensive upkeep. The location is particularly advantageous, situated closely to Sheffield train station and Universities, which provides excellent transport links for commuting and exploring the wider region.

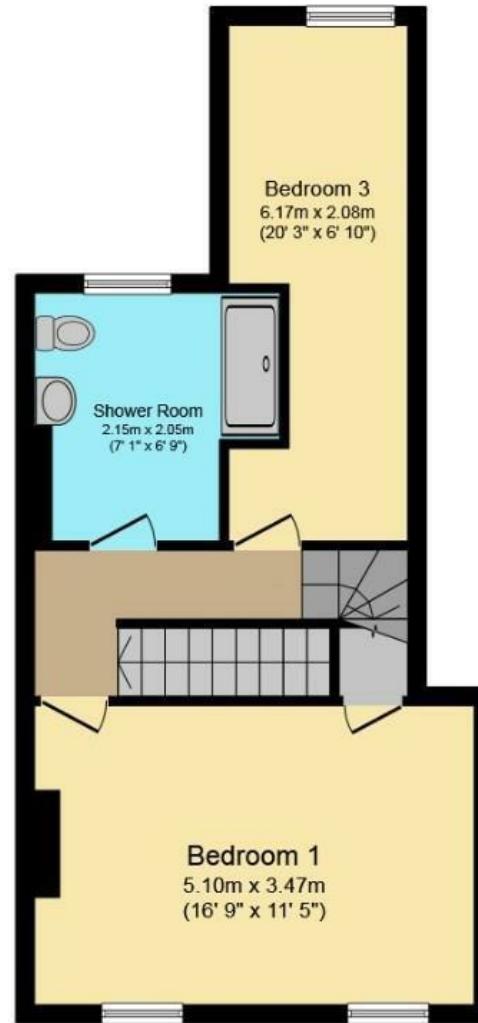
With no onward chain, this property is ready for immediate consideration, allowing for a smooth transition for the new owner. Whether you are looking to expand your property portfolio or seeking a spacious family home in a thriving area, this residence on Queens Road is not to be missed.

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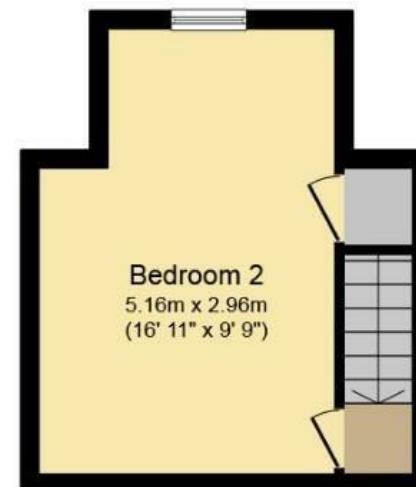
**Ground Floor**

Floor area 37.6 sq.m. (405 sq.ft.)



**First Floor**

Floor area 44.8 sq.m. (483 sq.ft.)



**Second Floor**

Floor area 19.6 sq.m. (211 sq.ft.)

**Total floor area: 102.0 sq.m. (1,098 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

## GENERAL REMARKS

### TENURE

This property is long Leasehold with a term of 200 years from 04/04/1935 at a ground rent of £\*\*\* per annum.

### RATING ASSESSMENT

We are verbally advised by the Local Authority that the property is assessed for Council Tax purposes to Band A.

### VACANT POSSESSION

Vacant possession will be given on completion and all fixtures and fittings mentioned in the above particulars are to be included in the sale.

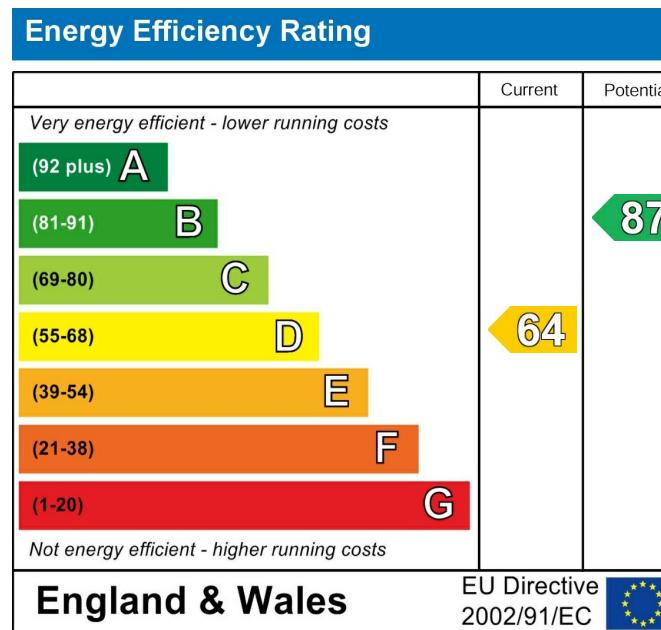
### MORTGAGE FACILITIES

We should be pleased to advise you in obtaining the best type of Mortgage to suit your individual requirements.

**YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.**

### ANTI-MONEY LAUNDERING CHECKS

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

