

# HUNTERS®

HERE TO GET *you* THERE

**113 Stalker Lees Road, Sheffield, S11 8NR**

**Asking Price £290,000**

Property Images



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## Property Images



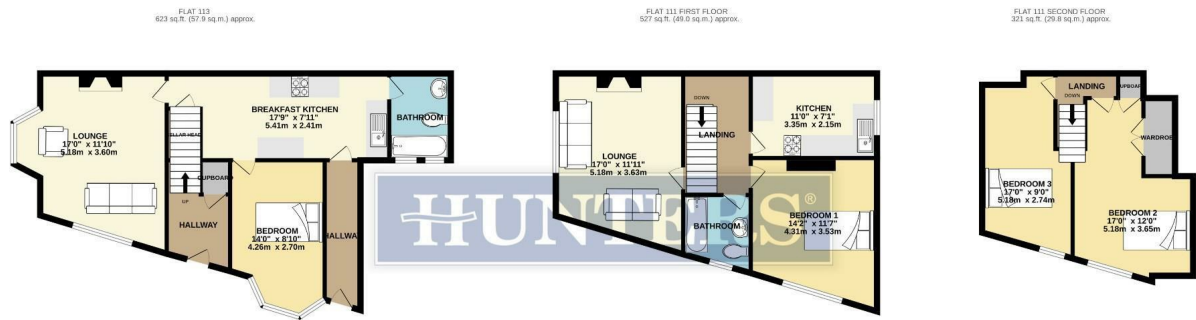
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TOTAL FLOOR AREA: 1471 sq.ft. (136.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix 6/2025

## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		68	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

## Map



## Details

Type: House Beds: 4 Bathrooms: 1 Receptions: 2 Tenure: Leasehold

## Summary

Hunters of Hunters Bar are excited to bring to market this investment property which has been divided into two flats, 113 and 111 Stalker Lees Road. The ground floor one bedroom apartment is currently generating £9300 and the upstairs 3 bedroom apartment has the potential to generate £14000 giving a total income of £23300 P.A.

The property comprises of a one bedroom flat to the ground floor with its own entrance, lounge to the front, kitchen (with access to cellar for storage ) and to the rear is the bathroom which is currently let out at £9300 P.A. To the first and second floor is a three double bedroom duplex apartment with its own ground floor entrance. On the first floor is a kitchen, bedroom, bathroom and lounge with stairs rising to the second floor to two further double bedrooms. The duplex apartment has the potential to generate over £14,000 P.A.

Located in this convenient location close to Hospitals, Sheffield and Hallam University as well as the Botanical Gardens. Excellent public transport links. Close to the City Centre with an array of restaurants, pubs and amenities.

## Features

- Investment property with potential income of £23,000
- No onward chain
- Divided into two Flats
- 1 bedroom downstairs and 3 bed duplex on the first and second floor
- Generous size throughout
- EPC rating of D for the building
- Great Location Close to Ecclesall Road & Sharrowvale