



31, Club Street, Sheffield, ST1 8DE

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Sheffield, S11 8DE

Description

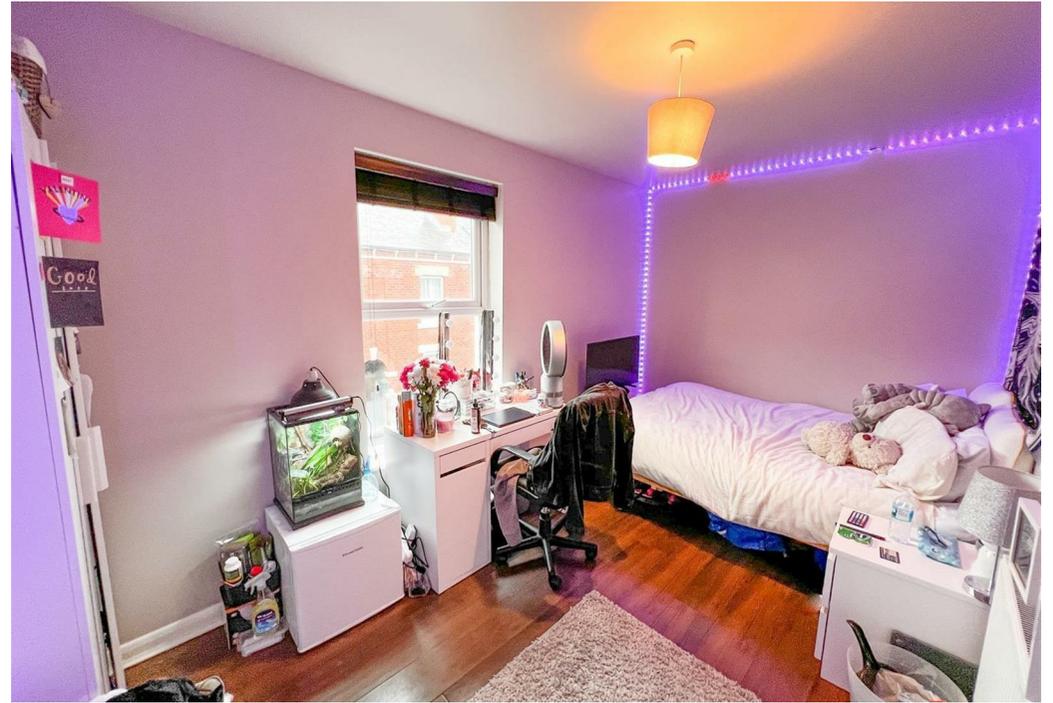
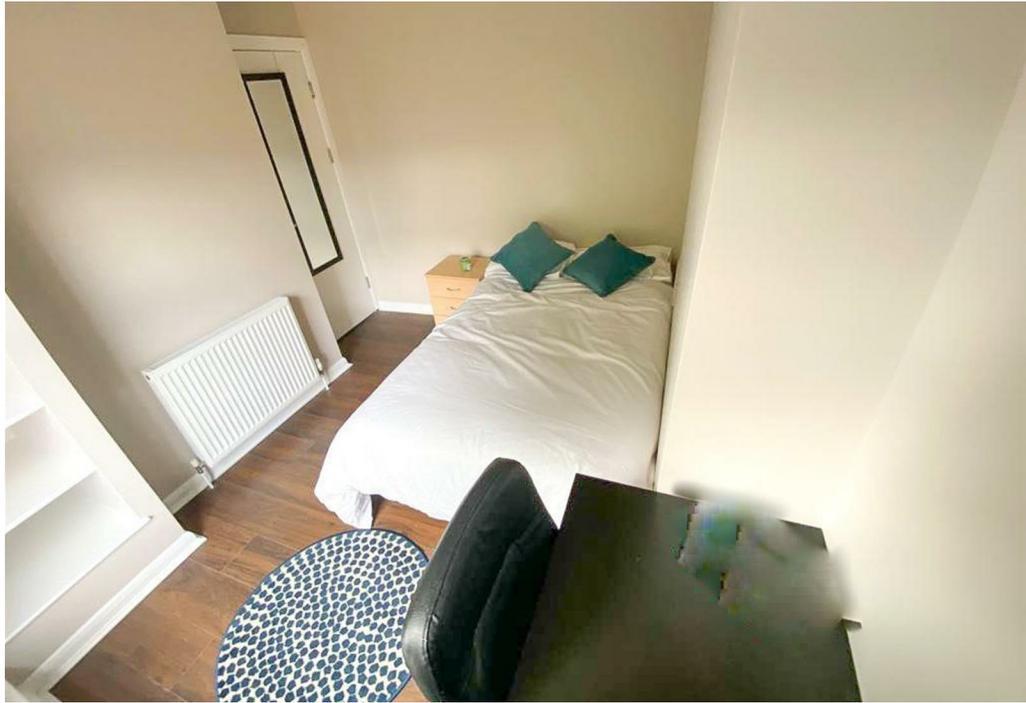
A spacious, student property that is currently let as a three bedroom property, generating £13,716 per annum (£381 per person per month) and which is currently let until June 2026. There is the potential to add further income if the other rooms are let, with a possible income of £22,860 per annum. The 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.

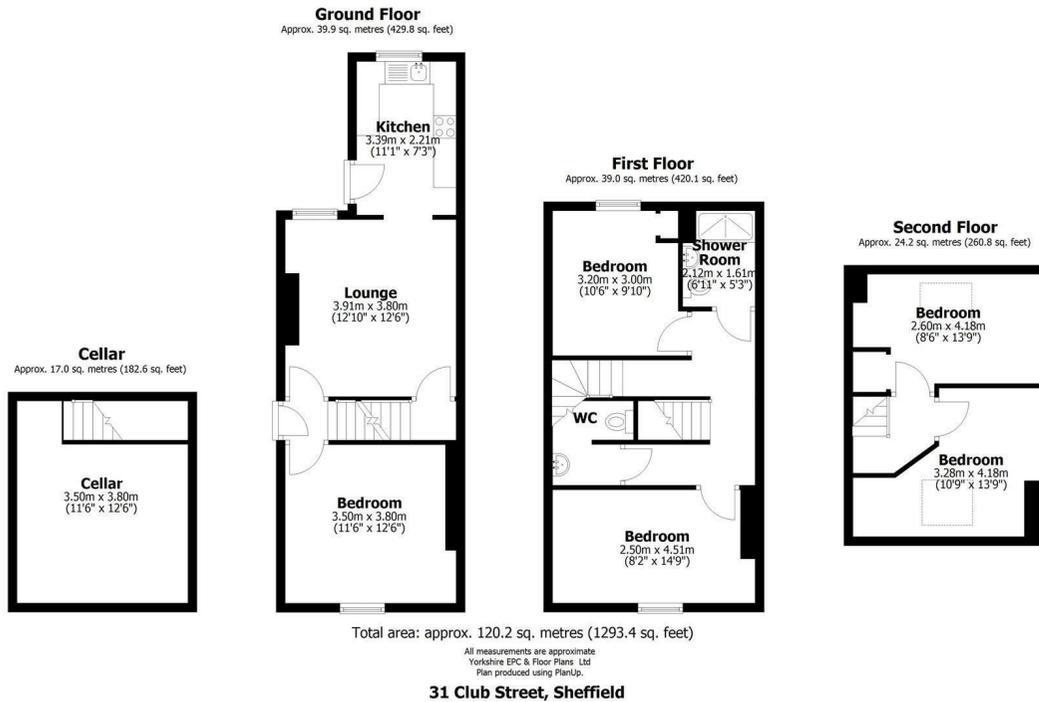
Important Information

Anti-Money Laundering (AML) Checks - As part of making an offer, we're required by law to complete Anti-Money Laundering (AML) checks to confirm the identity of all purchasers. To cover the cost of this process, a fee of £30 inc VAT per buyer is payable when your offer is accepted. This is a standard requirement for all buyers and helps us ensure your offer can be progressed as quickly and smoothly as possible.

- 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.







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