

EADON  
LOCKWOOD  
& RIDDLE  
ESTD 1840

29 Club Street

Sheffield, S11 8DE

Asking Price £180,000



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# 29 Club Street



## Description

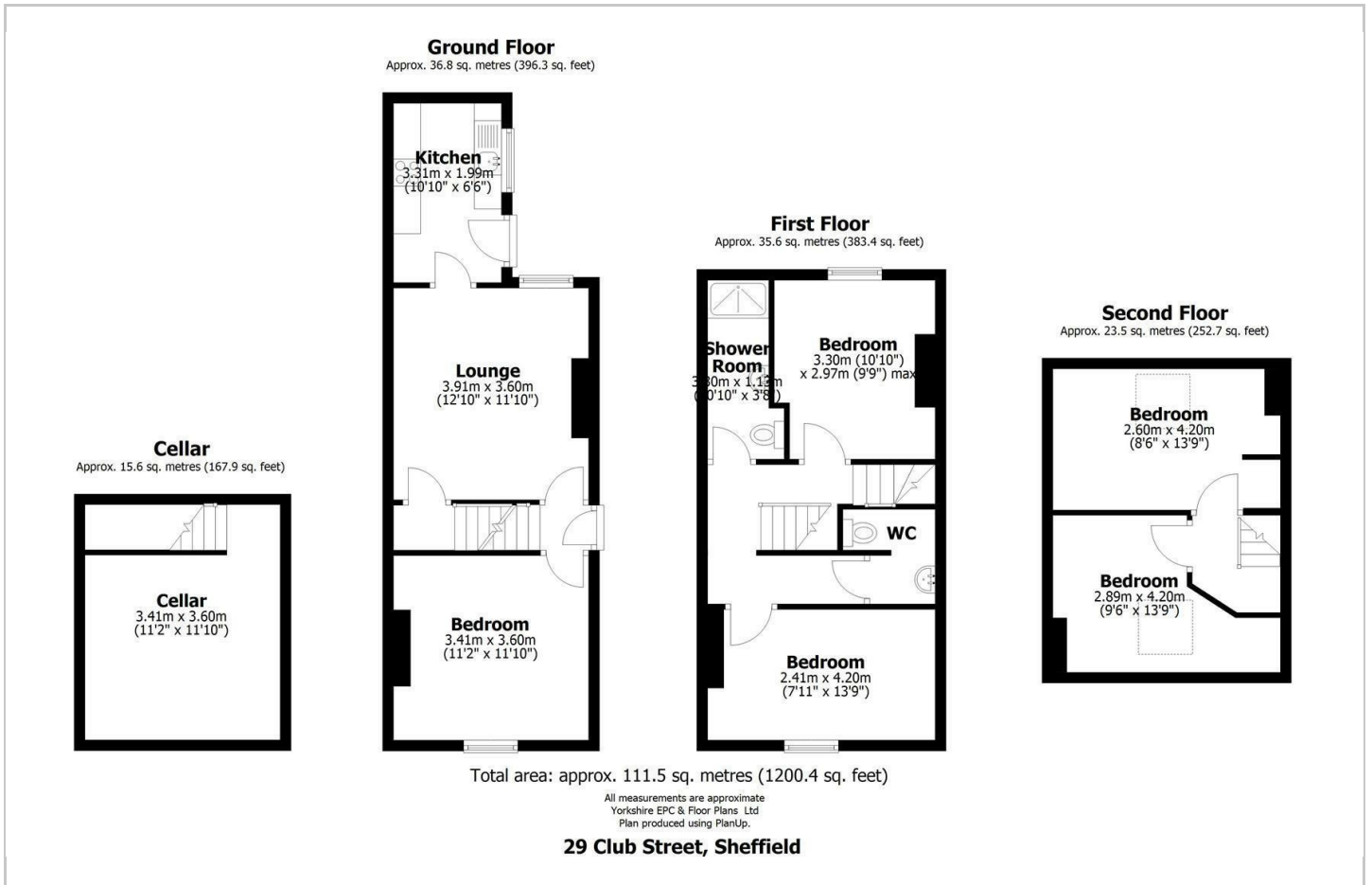
ATTENTION INVESTORS - A spacious, student property that is currently let as a three bedroom property, generating £13,716 per annum (£381 per person per month) and which is currently let until June 2026. There is the potential to add further income if the other rooms are let, with a possible income of £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 modern UPVC double glazing combine to produce an EPC rating of C72.
- 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.
- Over 1200 square feet of accommodation laid out over three floors.

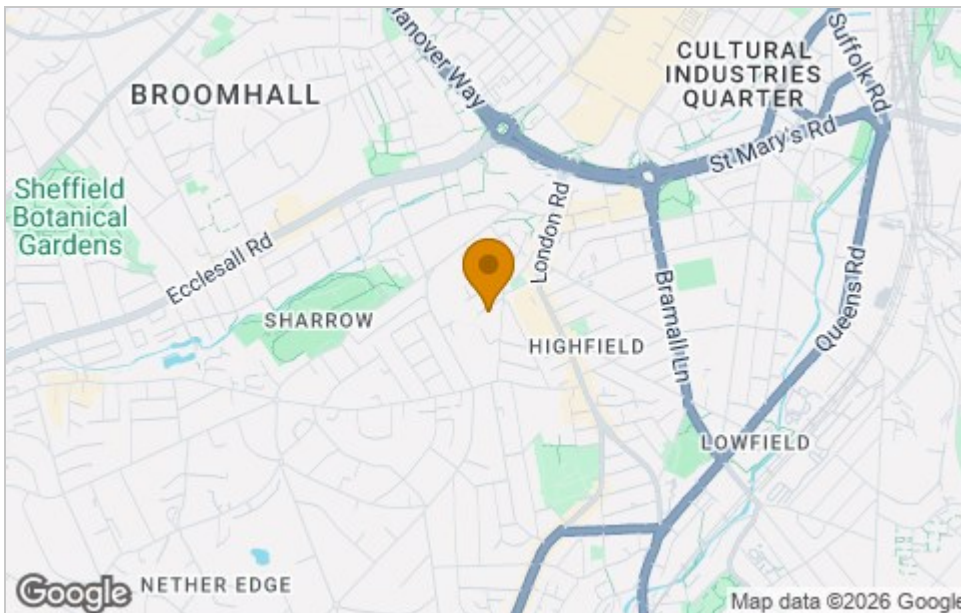




## Floor Plan



## Area Map



## 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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Eadon Lockwood and Riddle, 888 Ecclesall Road, Sheffield, South Yorkshire, S11 8TP  
Tel: 0114 268 3388 Email: [bannercross@elr.co.uk](mailto:bannercross@elr.co.uk) <https://www.elr.co.uk>

## Energy Efficiency Graph

