

# TENANTED PROPERTY AUCTION PACK



## INVESTMENT INFORMATION

Firth Park Crescent,  
Sheffield, S5

227680695





## PROPERTY DESCRIPTION

Our latest listing is in Firth Park Crescent, Sheffield, S5

Rent currently agreed with tenant of **£1,347** per calendar month which calculates to a **10.8%** Gross Yield for investors.

**With a location that allows for easy access to local amenities, and a space that has been well kept, this property would be a reliable addition to an investors portfolio.**

Please read full legal pack for detailed property information.

Don't miss out on this fantastic investment opportunity...



Firth Park Crescent,  
Sheffield, S5

227680695

## Property Key Features

4 Bedrooms HMO

Spacious Rooms

Easy Access to Local Amenities

Factor Fees: In Legal Pack

Ground Rent: In Legal Pack

Lease Length: In Legal Pack

Current Rent: £1,347

# Purchase Outlay



## ASSUMED PURCHASE PRICE

**£150,000**

10% Deposit (£5,000 Minimum)    **£15,000**

Buyers Premium    **£6,000**

Paid On Accepted Bid    **£21,000**

Purchase Balance    **£135,000**

SDLT Charge    **£8,000**

Est. Legal Fees    **~£1,000**

Balance Paid On Settlement    **£144,000**

Your total all in costs would be ~£144,000 after taxes and fees based on a purchase price of £150,000. These figures exclude any additional costs that may exist within the legal pack. Please review the legal pack and special conditions before proceeding with a bid.

# Sale Comparables Report



This report shows comparable sold properties in the area using Land Registry sold information. There are comparable properties in the area selling for as much as £185,000.



## 4 bedroom terraced house for sale

[+ Add to report](#)

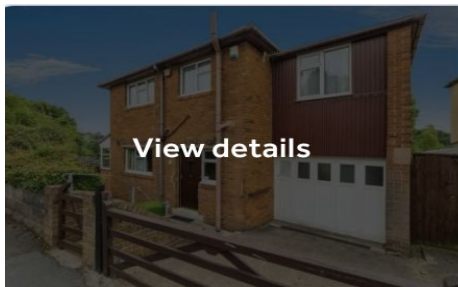
Firth Park Road, Firth Park, S5 6HG

NO LONGER ADVERTISED

SOLD STC

Marketed from 10 Sep 2024 to 9 Apr 2025 (210 days) by MorfittSmith, Sheffield

£185,000



[View details](#)

## 4 bedroom detached house for sale

[+ Add to report](#)

Hucklow Road, Sheffield, South Yorkshire, S5

NO LONGER ADVERTISED

SOLD STC

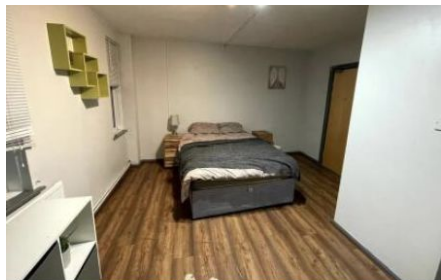
Marketed from 31 Jul 2025 to 21 Nov 2025 (112 days) by Blundells, Chapeltown

£180,000

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £2,000 based on the analysis carried out by our lettings team.



£2,000 pcm

## 4 bedroom house

Firth Park, Sheffield, S5

NO LONGER ADVERTISED

Marketed from 11 Jul 2025 to 30 Jul 2025 (19 days) by HYBR, National

+ Add to report



£1,500 pcm

## 4 bedroom terraced house

Lavender Way

NO LONGER ADVERTISED

Marketed from 29 Sep 2023 to 3 Oct 2023 (4 days) by Mashroom, Nationwide

+ Add to report



Interested in this  
**property investment?**

Call us on  
**0161 394 2637**

Firth Park Crescent, Sheffield, S5

**PROPERTY ID: 227680695**

Tenanted Property Auctions is not liable for any inaccuracies within this investment pack. All information was provided by the property seller, their solicitor or by a 3rd party RICS Chartered Surveyor.