



Cobden View Road Sheffield S10 1HS
Offers In The Region Of £270,000

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**** FREEHOLD **** An excellent investment opportunity situated in the highly sought-after residential area of Crookes. This well-proportioned four double bedroom property will be available with vacant possession after August 2027. The property currently generates an annual rental income of £21,632, equivalent to £104 per person per week, excluding bills. The property is also Article 4 compliant, making it an attractive proposition for investors seeking an established rental property.

The accommodation is arranged over three floors and offers four generous double bedrooms, two bath/shower rooms and a spacious open-plan living and dining kitchen. Further benefits include gas central heating and a low-maintenance rear garden.

The ground floor features a spacious open-plan living area incorporating a well-appointed kitchen and dining space. The kitchen is fitted with a range of wall and base units complemented by contrasting work surfaces, which extend to form a useful breakfast bar. There is an inset sink and drainer, integrated electric oven with four-ring hob and extractor above, together with plumbing for both a washing machine and dishwasher. A wall-mounted gas boiler, useful storage cupboards and a rear entrance door complete the open-plan area. To the front of the property is a generously proportioned double bedroom featuring an attractive bay window.

The first floor provides two further double bedrooms, a bathroom and a separate shower room. The bathroom is fitted with a white three-piece suite comprising a bath with shower over, WC and wash hand basin, complemented by a chrome heated towel radiator. The separate shower room provides additional facilities including a shower, WC and wash hand basin.

The second floor is home to a spacious fourth double bedroom, benefiting from useful built-in storage cupboards.

- EXCITING INVESTMENT OPPORTUNITY
- AVAILABLE WITH VACANT POSSESSION FROM AUGUST 2027
- ANNUAL INCOME OF £21,632
- ARTICLE 4 COMPLIANT
- FOUR DOUBLE BEDROOMS
- TWO BATH/SHOWER ROOMS
- SPACIOUS OPEN PLAN LIVING
- LOW MAINTENANCE YARD
- WELL MAINTAINED
- POPULAR LOCATION





OUTSIDE

To the rear is a low maintenance garden.

LOCATION

Cobden View Road is a popular residential road within the sought after area of Crookes S10. Crookes features an abundance of amenities including superb independent coffee shops and cafes, various eateries both for eat-in and take away, several pubs, and some fabulous local shops as well as a Sainsbury's Local and a Co-op. Regular bus routes offer easy access into the city centre, and the location is ideal for people needing access to the main city Hospitals and various University campuses.

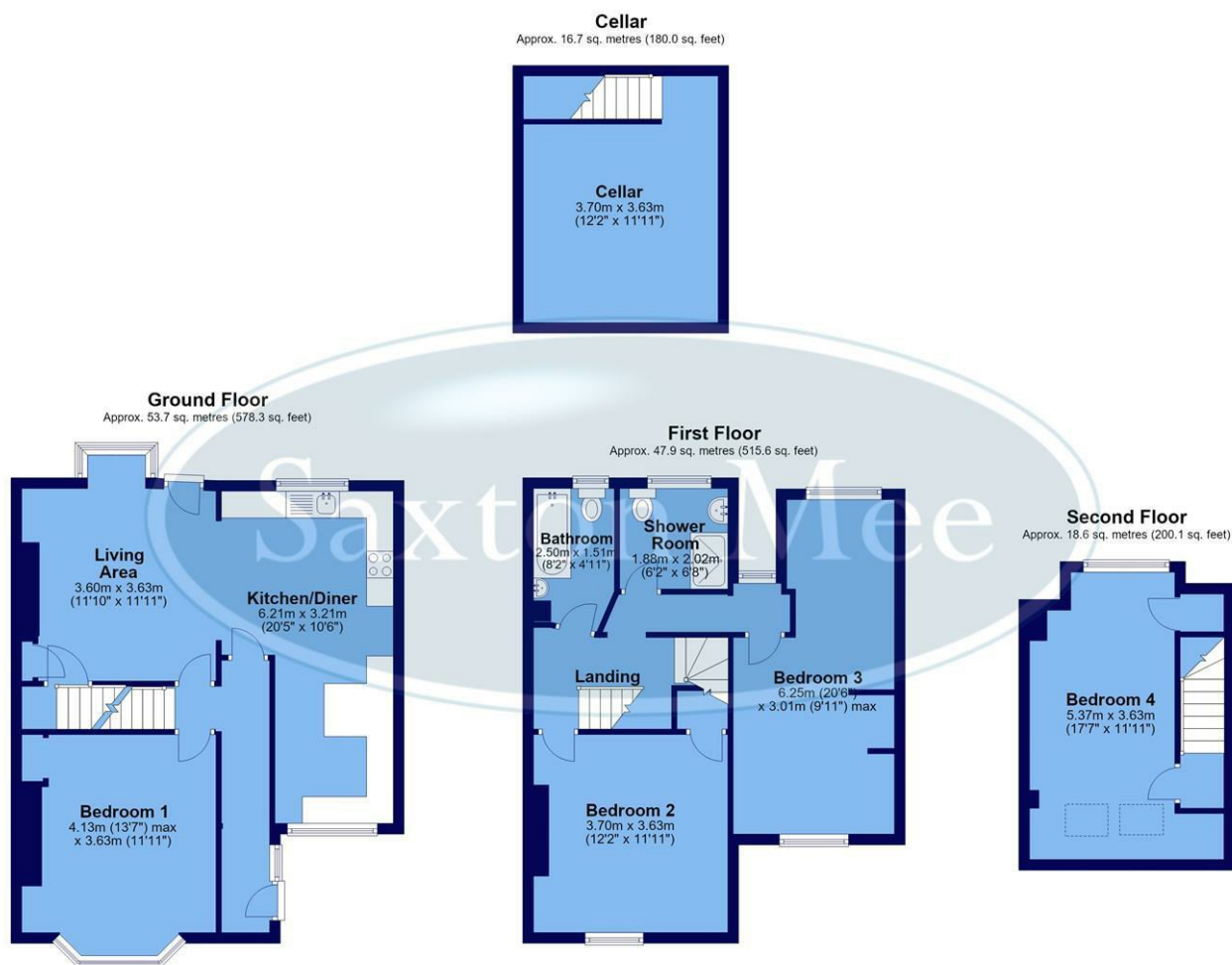
MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band C.

VALUER

Chris Spooner MNAEA

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. If there is any point which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. All plans, floor plans and maps are for guidance purposes only and are not to scale. Please note all measurements are approximate and should not be relied upon as exact. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



Total area: approx. 136.9 sq. metres (1474.0 sq. feet)

All measurements are approximate and to max vertical and horizontal lengths
Plan produced using PlanUp.

Crookes
Hillsborough
Stocksbridge

245 Crookes, Sheffield S10 1TF
82 Middlewood Road, Sheffield S6 4HA
462 Manchester Road, Sheffield S36 2DU

T: 0114 266 8365
T: 0114 231 6055
T: 0114 287 0112

www.saxtonmee.co.uk

