



# 19 Sheffield Street

, Leicester, LE3 0GX

## Asking Price £215,000

This well-presented four-bedroom mid-terrace property offers an excellent sales opportunity, appealing to both investors seeking a ready-to-let HMO and owner-occupiers looking for a spacious and versatile home. The property benefits from approved House in Multiple Occupation (HMO) use under Article 4, providing valuable flexibility for rental or private residential use.

Arranged over two floors, the accommodation is well suited to a variety of needs. The ground floor comprises a comfortable communal living area, a fitted kitchen designed for practical day-to-day living, a modern shower room, and a generously sized bedroom. To the first floor are three further well-proportioned bedrooms, offering ample space for families, sharers, or tenants.

Externally, the property enjoys a private, low-maintenance rear yard, with on-street parking available to the front.

Situated in a popular area of Leicester, the home is conveniently located close to a wide range of local amenities including shops, supermarkets, cafés, and everyday services. This excellent location, combined with the flexible accommodation and HMO approval, makes the property an attractive proposition for both investors and homeowners alike.

### Viewing

Please contact our Berkley Kibworth Office on 0116 2796161 if you wish to arrange a viewing appointment for this property or require further information.

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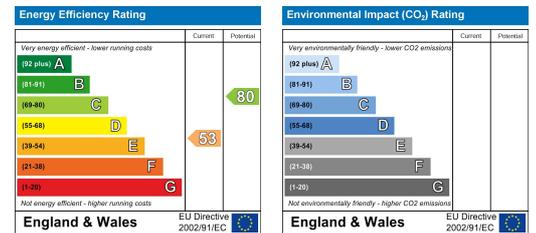
## Floor Plan



## Area Map



## Energy Efficiency Graph



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