

26, Lydgate Lane, Sheffield, S10 5FH

26, Lydgate Lane

Sheffield, S10 5FH

Description

A lovely, bright and spacious, stone fronted terrace that offers well presented accommodation laid out over three floors. The property is currently let to three students until 2023 and returns £14'352 per annum (£92 per person, per week) and there is potential to further the return if the smaller, first floor bedroom was also let. Although the investor market will obviously be interested in this house it is suggested that the property would also be ideal for the owner occupiers as well. The location is perfect for both families and students due to its close proximity to highly regarded local schools, the university and the excellent local amenities that are found a short walk away in both Crookes and Broomhill.

- Currently let until 2023 at £92 per person, per week (£14'352 total annual return).
- Three large double bedrooms and an additional single bedroom on the first floor that could be utilised in a number of ways.
- Open plan dining kitchen with offshot kitchen area and views over the garden.
- Modern bathroom with a three piece suite alongside a separate shower enclosure.
- Low maintenance rear garden/yard.
- Deep front garden that could perhaps provide potential for off road parking (subject to planning).
- UPVC double glazing and gas central heating via a combi boiler.
- No onward chain.
- Freehold.
- Council tax band - B and EPC rating is D-57

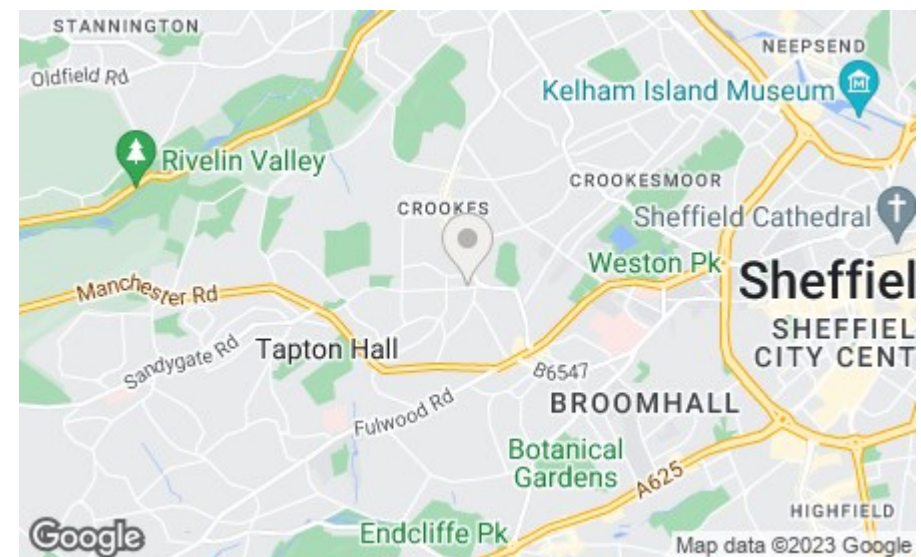






Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix 5/2022



Bakewell
3 Royal Oak Place
Matlock Street
Bakewell DE45 1HD
T: 01629 700699
E: bakewell@elr.co.uk

Banner Cross
888 Ecclesall Road
Banner Cross
Sheffield S11 8TP
T: 01142 683388
E: bannercross@elr.co.uk

Dore
33 Townhead Road
Sheffield
S17 3GD
T: 0114 2362420
E: dore@elr.co.uk

Hathersage
Main Road, Hathersage
Hope Valley
Derbyshire S32 1BB
T: 01433 651888
E: peakdistrict@elr.co.uk

Rotherham
149 Bawtry Road
Wickersley
Rotherham S66 2BW
T: 01709 917676
E: wickersley@elr.co.uk

**EADON
LOCKWOOD
& RIDDLE**
ESTD 1840

All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Eadon Lockwood & Riddle for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.