



32 Club Street, Sheffield, S11 8DE

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Description

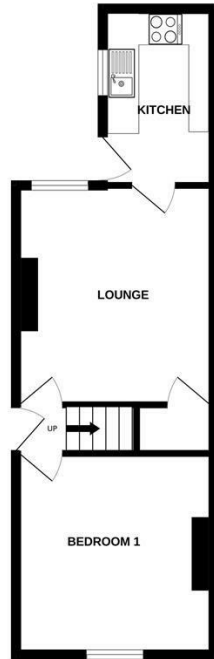
A spacious, student property that generates £12'012 per annum (£77 per person, per week) and which is currently let until June 2024. The tenants also pay for their own utility costs. The property is currently being marketed 'to let' for the following calendar year via Dove Properties at an improved, £88 per person per week which will generate a future annual income of £13'728. There is also a smaller, single bedroom that provides the residents with extra space and perhaps an additional revenue stream for the owner if it could also be let at a more attractive rate. The property is ideally placed for the student market, within an easy walk to the Collegiate Campus of Sheffield Hallam, the main uni 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.

- Investment property that is currently let until June 2024.
- Three double bedrooms returning £12'012 per annum (tenants pay their own bills) and a further, smaller 4th bedroom that could perhaps be let to gain better returns.
- No onward chain.
- Ideal location for the investor market, close to both Ecclesall and London Road alongside both University campuses.
- Modern fitted kitchen.
- Modern shower room.
- Gas central heating.
- UPVC double glazing.
- Freehold.
- EPC rating 52E and Council Tax Band A.

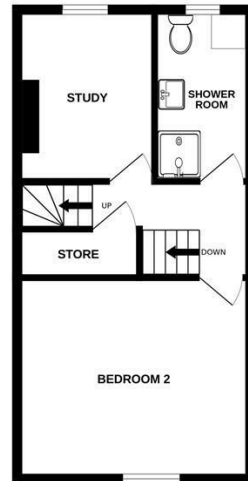




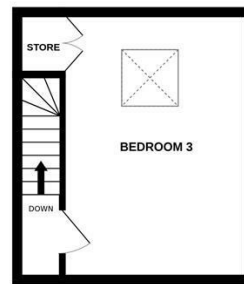
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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.
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