

24, Lydgate Lane, Sheffield, S10 5FH

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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 30th June 2024 and returns £14'820 per annum (£95 per person, per week) and there is potential to further the return if the smaller, first floor bedroom was also let and if regs were acquired to convert the loft (like next door) and extend to the rear. 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 30th June 2024 at £95 per person, per week (£14'820 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.
- Offshot kitchen with access to the rear garden.
- Dining room/communal living room.
- Modern bathroom with a three piece suite alongside a separate shower enclosure.
- UPVC double glazing and gas central heating via a combi boiler.
- 800 year lease from 1896 at £23 ground rent per annum.
- Council tax band - B and EPC rating is C71.
- Lawned garden, ideal for owner occupiers.
- No onward chain.







TOTAL FLOOR AREA: 872sq. ft. (81.0 sq.m.) approx.
 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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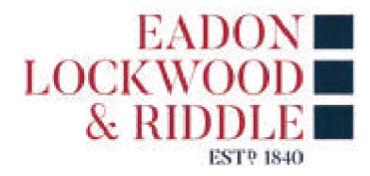
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