



87, Burns Road, Sheffield, S6 3GL

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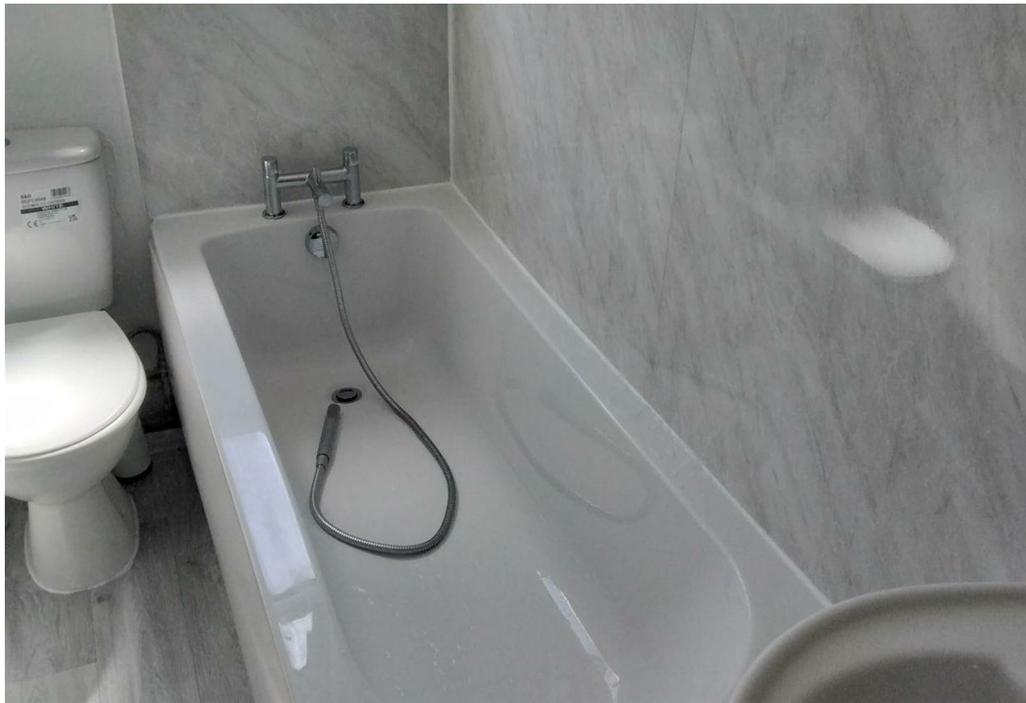
Sheffield, S6 3GL

Description

Of interest to the investor market and currently let for the next student year (£13350 return per annum). The area around Commonsides and Walkley is fast becoming one of Sheffield's best kept secrets, offering affordable property combined with popular and fashionable bars, cafes and restaurants there is a real bohemian feel here and the close proximity to the main city hospitals and universities make the area a firm favourite with students, post grads and the young professional market alike. Number 87 is situated a short walk away from both The Closed Shop and The Hallamshire House which offer great food and a thriving social scene and the city centre and main university campus are readily accessible on foot or via speedy bus links. The comprehensive amenities on nearby Commonsides, and Walkley include independent shops and cafes to explore while The Ponderosa and Weston Park have open green spaces to enjoy in the warmer months of the year.

- Current tenancy is for three bedrooms at a £13,350 annual return
- Front sitting room (currently used as a double bedroom) with a bay window
- 2 large cellar rooms with potential for further development and extra income (subject to consent)
- Communal reception room with exposed brick on the chimney
- Offshot kitchen with a dual aspect and access to the garden
- South facing rear garden with terrace and lawn
- Two first floor bedrooms including one large single
- Bathroom with white suite
- Large attic double bedroom with veluxes to the front and rear
- Majority double glazing and gas central heating via a combi boiler







Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. CC Ltd ©2018



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