



8, Hoole Road, Sheffield, S10 5BH

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Description

A larger than average, stone fronted mid terrace which benefits from a two storey offshot to the rear. The property is currently let however it may also appeal to owner occupiers due to its generous proportions and close proximity to town, local shops and restaurants and highly regarded schooling. The neighbourhood of Broomhill is a fashionable place to live, close to the main city hospitals and universities making it a firm favourite with those who have a medical or academic background. There are a number of independent bars, restaurants and cafes that combine to make the area a destination for a night out and the Botanical Gardens and Ponderosa Park offer plenty of green spaces, ideal for recreational pursuits. The accommodation is laid out over three floors and includes four double bedrooms (including the ground floor, front reception room), an open plan dining kitchen and a modern shower room. The internal space is complemented by a low maintenance garden area at the rear. Let until June 2026 and returning £21'840 per annum.

- Four double bedroom terrace property currently let until June 2026 at £105 per room per week and returning £21'840 per annum.
- Open plan dining kitchen with modern fixtures and fittings.
- Excellent location for students, close to both Sheffield Uni and Hallam.
- Large and modern shower room.
- Two storey offshot to the rear providing extra room inside, particularly on the first floor landing.
- Low maintenance rear garden.
- Modern finish throughout.
- Gas central heating via a combination boiler and UPVC double glazing.
- 800 year lease from 1896 at an annual ground rent of £13.10.
- EPC rating E48.





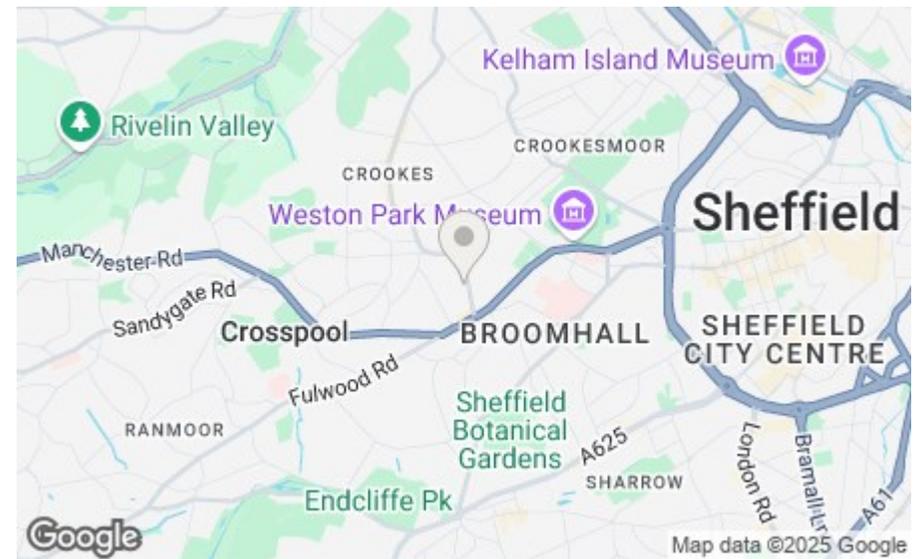


THE CELLAR IS NOT INCLUDED IN TOTAL FLOOR AREA

TOTAL FLOOR AREA: 1130sq.ft. (105.0 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 errors, 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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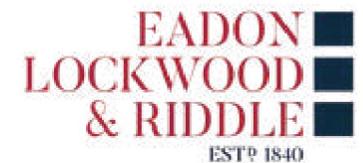
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