



**Burns Road Crookesmoor Sheffield S6 3GL**  
**Price Guide £300,000**



# Burns Road

Sheffield S6 3GL

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GUIDE PRICE £300,000 - £320,000 \*\* FREEHOLD \*\* INVESTORS ONLY \*\* A fantastic investment opportunity has arisen to acquire this fully licensed, five double bedroom HMO which is fully let until JULY 2024, with a gross income of £20,380 until June 2023, and between July 2023-June 2024 of £22,360. The property benefits from uPVC double glazing and gas fired central heating throughout. Briefly, the accommodation comprises: Off shot kitchen to the rear with a range of units at wall, drawer and base level. Integrated cooker with electric hob and extractor hood above. Space for a washing machine and fridge/freezer. Located off the kitchen is the communal lounge with wall mounted TV and ample space to host guests. A door leads down into the cellar. Ground floor bedroom to the front. First floor: Two good sized bedrooms and two shower rooms, one of which has a W.C and wash hand basin. Separate W.C. A staircase then rises to two further double bedrooms with velux windows.

- EXCELLENT OPPORTUNITY TO INVEST
- TENANTS IN SITU UNTIL JUNE 2024
- FIVE DOUBLE BEDROOMS
- PRIVATE REAR GARDEN WITH LAWN
- SOUGHT AFTER LOCATION
- CLOSE TO THE UNIVERSITIES AND HOSPITALS







## OUTSIDE

To the front is a walled courtyard with steps leading to the front door. A shared passage to the side gives access into the rear garden which is generously proportioned, with seating area and lawn, having no neighbouring rights of access across.

## LOCATION

Situated in this sought after and convenient location, ideal for students of the Universities and Teaching Hospitals which are just a short stroll away. Excellent amenities on Barber Road and in turn easy access to central Sheffield. Regular transport links. A range of well established bars and eateries can also be found on the doorstep.

## MATERIAL INFORMATION

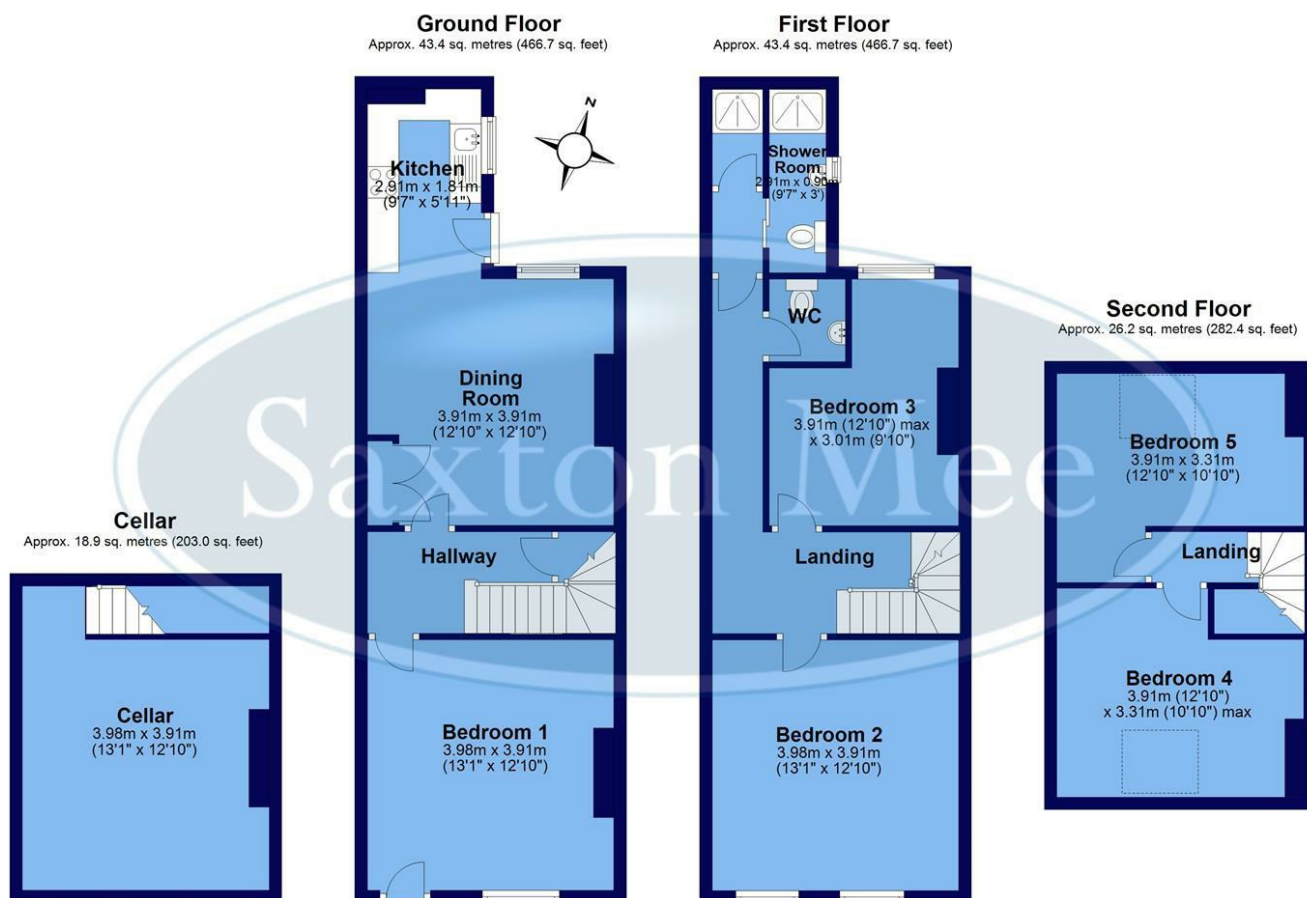
Tenure: Freehold.

Council Tax: Band A.

## VALUER

Lewis T. Hughes MNAEA

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. If there is any point which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. All plans, floor plans and maps are for guidance purposes only and are not to scale. Please note all measurements are approximate and should not be relied upon as exact. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



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245 Crookes, Sheffield S10 1TF  
82 Middlewood Road, Sheffield S6 4HA  
462 Manchester Road, Sheffield S36 2DU

T: 0114 266 8365  
T: 0114 231 6055  
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Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>61</b>		
England & Wales		EU Directive 2002/91/EC