

Saxton Mee



Burns Road Crookesmoor Sheffield S6 3GL

Price Guide £300,000

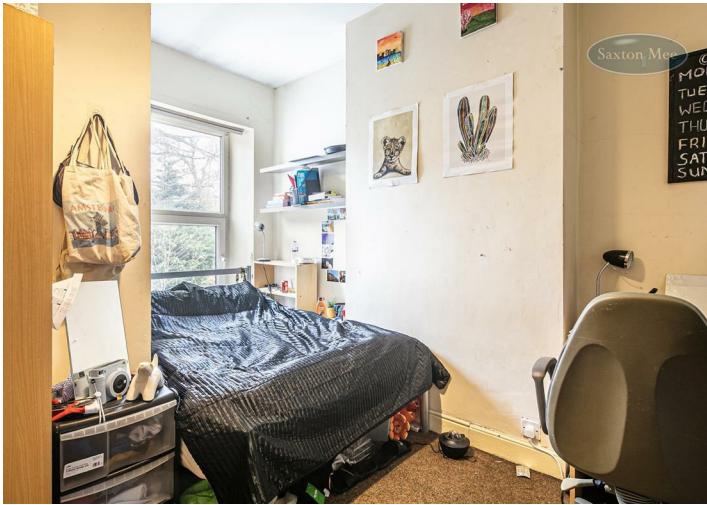
Burns Road

Sheffield S6 3GL
Price Guide £300,000

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



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Hillsborough
Stocksbridge**

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www.saxtonmee.co.uk



[onTheMarket.com](http://onthemarket.com)

st luke's
Sheffield's Hospice

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