

40 102 Upper Hanover Street, Broomhall, Sheffield S3 7RS

GUIDE PRICE: £275,000–£300,000

RESIDENTIAL INVESTMENT

- Substantial corner terrace property
- Head of cul-de-sac fronting on to Upper Hanover Street
- Registered as a house in multi-occupation
- Walking distance of main University campus
- Let to seven until 30 June 2014
- £2,429 per calendar month (£29,148 per annum)
- Gas central heating and double glazing

Ground Floor

Entrance Hall
 Kitchen 4.00m x 3.10m
 Living Room 3.40m x 5.20m
 Bedroom One 2.20m x 3.50m
 Bedroom Two 3.80m x 2.50m
 Cellar (Access Blocked)

First Floor

Bathroom/WC
 Shower Room/WC
 Bedroom Three 2.70m x 4.10m
 Bedroom Four 3.00m x 3.60m
 Cloakroom/WC
 Bedroom Five 3.50m x 2.70m

Second Floor

Bedroom Six 5.40m x 2.70m plus recess
 Bedroom Seven (L-shape) 1.70m x 5.20m extending to 3.80m x 1.90m minimum

Tenancy Details

The property is let to seven students by way of an Assured Shorthold Tenancy from 1 July 2013 until 30 June 2014 at a rent equivalent to £2,429 per calendar month (£29,148 per annum)

EPC Rating E

The full Energy Performance Certificate is available via our website

Registration

The property is registered for seven occupants with Sheffield City Council a Licence being issued on 16 November 2011 and is due to expire on 15 November 2016

SOLICITORS Lattey & Dawe Solicitors, 21 Liverpool Street, London EC2M 7RD (Ref: Vinit Patel)

VIEWING By appointment with the Auctioneers 0114 276 0151

