

41 31 Leamington Street, Crookes, Sheffield S10 1LU

GUIDE PRICE: £175,000–£200,000

RESIDENTIAL INVESTMENT

- Substantial corner terrace property
- uPVC double glazing and gas central heating
- Registered as a house in multi-occupation
- Let to five until 30 June 2014
- £1,625 per calendar month (£19,500 per annum)
- Previous planning consent for two storey front extension
- Popular and convenient student letting area

Ground Floor

Living Room 4.30m × 3.90m with bay
 Kitchen 2.80m × 2.90m
 Bedroom One 3.20m × 4.20m
 overall

First Floor

Bedroom Two 3.50m × 4.20m
 overall
 Landing
 Shower Room
 Bedroom Three 3.10m × 1.90m
 Shower Room/WC
 Bedroom Four 2.80m × 3.00m

Second Floor

Landing
 Bedroom Five 3.70m × 2.60m plus recess
 Bedroom Six 2.60m × 3.60m
 Cloakroom/WC

Outside

Forecourt
 Single car parking space

Tenancy Details

The property is let to five students by way of an Assured Shorthold Tenancy from 1 July 2013 until 30 June 2014 at a rent equivalent to £1,625 per calendar month (£19,500 per annum)

EPC Rating E

The full Energy Performance Certificate is available via our website

Planning

Planning consent was granted on 7 August 2006 for a two storey front extension (Ref: 06/03074/FUL)

Registration

The property is registered for six occupants with Sheffield City Council a Licence being issued on 16 March 2010 and is due to expire on 15 March 2015



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VIEWING By appointment with the
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