

21 26 Spring House Road, Sheffield S10 1LT

GUIDE PRICE: £160,000

| STUDENT INVESTMENT

- Established student house
- Let to four at £75 per week each
- £15,600 per annum
- Let from 1 July 2013 until 30 June 2014
- Central heating and uPVC double glazing
- Modern kitchen and bathroom fittings
- Popular University letting area

Ground Floor

Sitting Room / Bedroom 3.64m x 4.28m

Inner Lobby

Living Room 3.60m x 3.63m

Kitchen 2.08m x 1.78m with a range of modern units and built-in oven, hob and extractor

Cellar Head

Basement

Cellar

First Floor

Landing

Front Bedroom 3.65m x 3.66m with closet

Bathroom / WC 2.85m x 1.48m with white suite and shower

Rear Bedroom 2.85m x 2.00m

Second Floor

Landing

Bedroom 5.56m x 2.73 with closet and Velux window

Outside

Forecourt

Rear yard and paved area

Tenancy Details

The property is let to four students by way of Assured Shorthold Tenancies from 1 July 2013 until 30 June 2014 at £75 per week each. Copies of the Agreements will be available for inspection.

EPC Rating E

The full Energy Performance Certificate is available via our website

SOLICITORS Taylor & Emmet, 20 Arundel Gate, Sheffield S1 2PP (Ref: Mike Haslam)

VIEWING By appointment with the Auctioneers 0114 276 0151

