

14 47 and 47a Bower Road, Crookesmoor, Sheffield S10 1ER

£175,000–£200,000

RESIDENTIAL INVESTMENT

- Substantial stone fronted semi-detached
- Comprises spacious four bedroom student house
- Separate one bedroom flat
- House let to four students until 30 June 2013 at £70 per week
- Flat let until 30 June 2013 at £90 per week
- Overall income £19,236 per annum
- Requires some improvement
- Excellent potential offered

47 Bower Road

Ground Floor

Reception Hall
Sitting Room 5.10m x 3.74m with bay window
Rear Bedroom 3.78m x 3.37m
Kitchen 3.79m x 2.25m
Under Stairs Store

First Floor

Rear Bedroom 3.26m x 3.78m with views towards the city
Front Bedroom 4.24m x 3.90m
Bathroom / WC 2.90m x 2.37m with suite and shower

Second Floor

Large Attic Bedroom 4.41m x 5.74m
47a Bower Road

Ground Floor

Bedsitting Room 5.22m x 3.43m
Bathroom / WC 4.42m x 1.30m with white suite and shower
Dining Kitchen 3.89m x 3.34m
Store

Tenancy Details

Number 47 Bower Road (the house) is let to four students from 1 July 2012 until 30 June 2013 by way of an Assured Shorthold Tenancy at a rent equivalent to £70 per week (£14,556 per annum)

Number 47a Bower Road (the flat) is let by way of an Assured Shorthold Tenancy from 1 July 2012 until 30 June 2013 at £90 per week (£4,680 per annum)

SOLICITORS: Spearing Waite LLP,
41 Friar Lane, Leicester LE1 5RB
(Ref: Lesley Kinson)

VIEWING: By appointment with the
Auctioneers 0114 276 0151

