

LOT **9**

70 Bower Road, Crookesmoor,
Sheffield, South Yorkshire S10 1ER

GUIDE PRICE £325,000–£350,000*

STUDENT INVESTMENT

- **Outstanding student investment let at £23,140 pa**
- **Substantial stone fronted inner terrace**
- **Prime University location**
- **HMO Licence for five**
- **Let at £85pw until 30th June and then £89 pw until June 2023**

Ground Floor

Side Entrance Lobby
Front Bedroom 4.56m x 3.96m with bay window
Sitting Room 3.93m x 3.71m
Under Stairs Recess
Kitchen 5.12m x 1.92m

First Floor

Landing
Front Bathroom / WC with white suite and shower
Separate WC with washbasin
Front Bedroom 3.73m x 3.26m
Under Stairs Store
Rear Bedroom 3.05m x 3.94m
Shower Room

Second Floor

Rear Bedroom 3.83m x 3.17m with Velux window
Front Bedroom 2.72m x 4.88m with Velux window

Outside

Gravel forecourt with passageway and security gate to rear yard

Tenancy Details

The property is let to five students as follows:

1st July 2021- 30th June 2022 - £85

pw each - £22,100pa

1st July 2022 - 30th June 2022 -

£89 pw each - £23,140pa

The tenants are responsible for the payment of services

EPC Rating E

The full Energy Performance Certificate is available via our website

VIEWING

By appointment with Jake Bond
jake@markjenkinson.co.uk

