



LEASEHOLD

House

# CROOKESMOOR ROAD, SHEFFIELD, S10

Asking price

## £435,000

### FEATURES

- Investment Opportunity
- 3-Bedroom Ground Floor Flat
- Annual Rental Income £40,716
- Prime Crookesmoor Location
- Two Self-Contained Flats
- 5-Bedroom Licensed HMO
- Approx. 9.4% Gross Yield
- Close to University of Sheffield



  
**HIGHGATES**  
SALES & LETTINGS

# 8 Bedroom House located in Sheffield

A substantial and established student investment opportunity comprising two self-contained flats, occupying a prominent position within Crookesmoor, one of Sheffield's most sought-after and consistently high-performing student locations.

Call us on

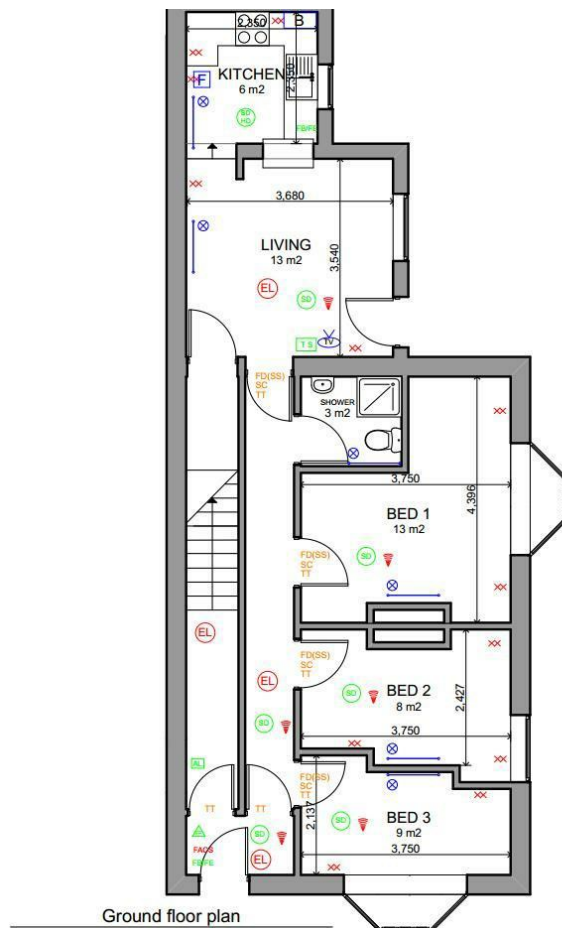
**0114 312 4994**

[info@highgatesstates.co.uk](mailto:info@highgatesstates.co.uk)

[www.highgatesstates.co.uk](http://www.highgatesstates.co.uk)

**Council Tax Band**

**B**



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.