

FREEHOLD



House - Mid Terrace

# BRUNSWICK STREET, SHEFFIELD, S10

Asking price

# £325,000

## FEATURES

- Fully licensed six bedroom HMO in one of Sheffield's most established student investment locations
- Currently generating £30,576 per annum exclusive of bills, equating to an approximate 9.4% gross yield
- Flexible and well-maintained accommodation with potential to continue as an HMO or convert back to a spacious family home
- Six furnished double bedrooms with locks, TV points and Cat.5 internet connections



  
**HIGHGATES**  
SALES & LETTINGS

# 6 Bedroom House - Mid Terrace located in Sheffield

A well-maintained and fully licensed six bedroom HMO, positioned in one of Sheffield's most established and consistently high-performing student locations, right in the centre of the city's two-university ecosystem.

Brunswick Street sits within easy reach of both The University of Sheffield and Sheffield Hallam University, while Ecclesall Road, Broomhill and the city centre all sit close by, placing cafés, restaurants, supermarkets, nightlife and everyday amenities firmly on the doorstep.

The property itself has been carefully managed and maintained by a professional landlord and is now offered to the market as part of a retirement sale. The accommodation is arranged to suit the student market exceptionally well, with six spacious bedrooms, each furnished with double beds, wardrobes, desks and chairs, alongside locks to doors, TV aerial points and Cat.5 internet points.

Communal spaces are practical and sociable in equal measure. The living room is set up with sofas, dining table, coffee table and a 42" HD television, while the kitchen is fully equipped with electric oven and hob, microwave, fridge freezers and washing machine/dryer facilities.



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		82
(69-80)	C		
(55-68)	D	56	
(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.

