





Sharp Crescent, DH1 1PE

4 Bed - House - Semi-Detached

O.I.R.O £230,000

ROBINSONS

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An exceptional investment opportunity to acquire this well-presented and deceptively spacious four-bedroom semi-detached property, which has operated successfully as student accommodation for the past 15 years. An attractive proposition for both established and prospective property investors with current 26/27 rent set at £23,400 (10% yield) with a potential yield of around 14%

Offering spacious and versatile accommodation throughout, the property briefly comprises a welcoming entrance, a generous lounge, a well-appointed kitchen and a converted garage currently utilised as a dining room, offering excellent potential to create a fifth bedroom, subject to any necessary consents. There are four good-sized bedrooms, providing comfortable and practical accommodation.

Externally, the property benefits from a generous driveway providing off-street parking for three to four vehicles, together with a pleasant lawned rear garden offering space for outdoor relaxation and socialising.

With its established student letting history, impressive previous rental returns and potential to further enhance income through the creation of additional accommodation, this property represents an exciting opportunity to acquire an established investment property with excellent future potential.











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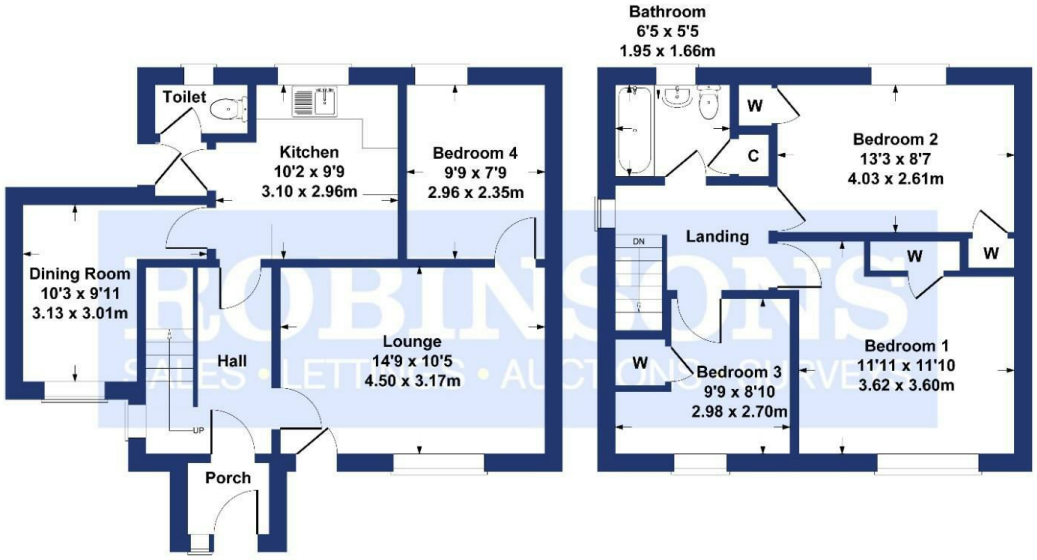
Strategic Marketing Plan

Dedicated Property Manager

Sharp Crescent

Approximate Gross Internal Area
1001 sq ft - 93 sq m

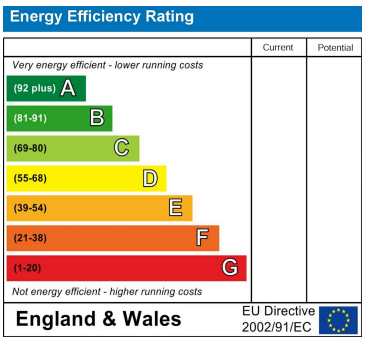


GROUND FLOOR FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2026



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