



Filey Street, , Sheffield, S10 2FG

- Investment opportunity
- Potential to generate £22500 when fully let
- Setup as a successful letting property
- Flat A is a 3 Bed flat and Flat B is a one bed

- Property consists of Two flats
- Close to the Universities
- Central location

Asking Price £270,000

HUNTERS®
HERE TO GET *you* THERE

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Hunters of Hunters Bar are excited to bring to market this property which has been divided into two flats with the potential to generate £22500 per annum when both flats are let out. The ground floor flat is currently let at £775 PCM.

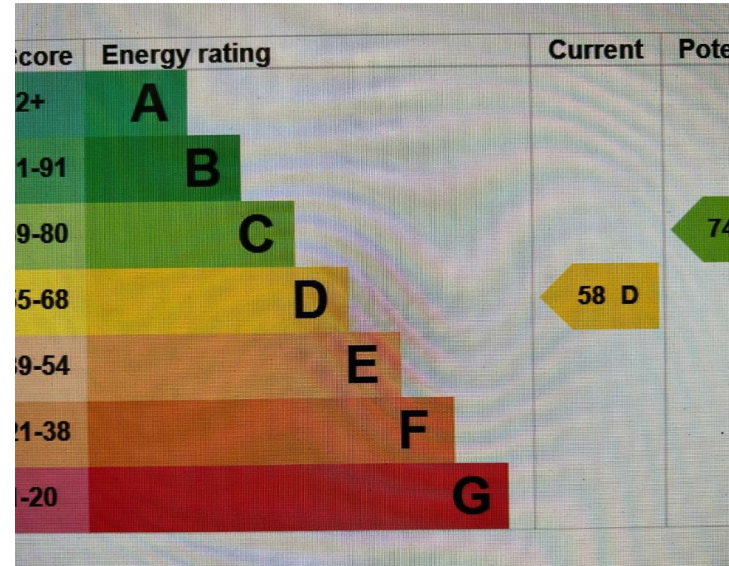
The property comprises of a One bedroom flat (Flat A)to the ground floor with it is own entrance. The first floor floor flat has an entrance on the ground floor with stairs rising to the entrance of flat B. On the first floor there are two bedrooms , kitchen, lounge and bathroom with stairs rising to the second floor to bedroom.

To the front is a courtyard with low wall . A low maintenance garden to the rear providing ample space for sitting out.

Located in this convenient location close to Hospitals, Sheffield and Hallam University as well as the Botanical Gardens. Excellent public transport links. Close to the City Centre with an array of restaurants, pubs and amenities.

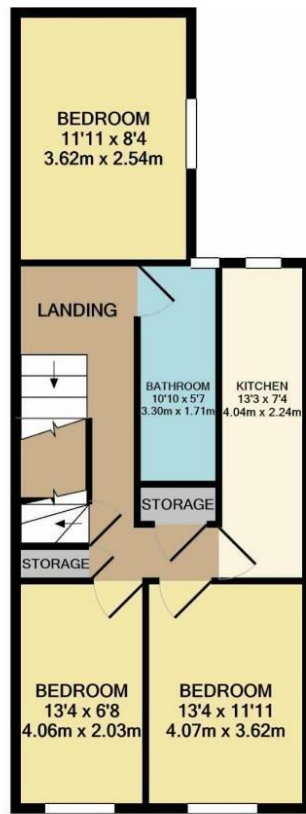


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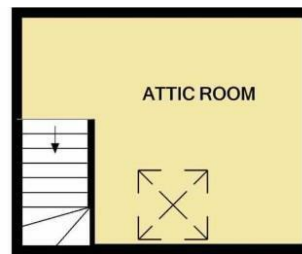


GROUND FLOOR
APPROX. FLOOR
AREA 458 SQ.FT.
(42.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 457 SQ.FT.
(42.5 SQ.M.)
TOTAL APPROX. FLOOR AREA 1071 SQ.FT. (99.5 SQ.M.)

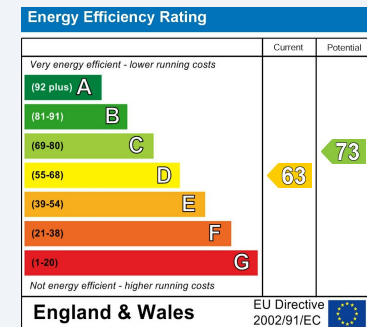
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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2ND FLOOR
APPROX. FLOOR
AREA 155 SQ.FT.
(14.4 SQ.M.)

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

Viewings

Please contact sheffield@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.



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