



Mulehouse Road, , Sheffield, S10 1TB

- Ideal investment property
- Article four compliant
- Well presented throughout
- Five bedrooms
- Near hospitals and universities
- Income rising to £23,660 for the academic year 26/27
- HMO license in place
- Dining kitchen and lounge
- Close to shops and supermarkets
- Great location for students

Asking Price £290,000



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DESCRIPTION

Located on Mulehouse Road in Sheffield, this well-presented mid-terrace house offers an excellent opportunity for investors seeking a property in a prime location. The residence features five spacious bedrooms, making it ideal for student accommodation. The property boasts a dining kitchen and a comfortable lounge on the ground floor, providing ample space for relaxation and socialising.

With a bathroom and separate toilet, the layout is designed to cater to the needs of its occupants, ensuring convenience and comfort. The property is Article Four compliant and comes with an HMO license in place, making it a hassle-free investment for those looking to enter the rental market.

The income for the academic year 2025/26 is £22,880, with an agreed increase to £23,660 for the following year, highlighting its potential for a solid return on investment.

Situated within easy reach of local shops and supermarkets in Crookes, as well as being close to major hospitals and universities, this property is perfectly positioned to attract students and professionals alike. Whether you are an experienced investor or new to the market, this property represents a fantastic opportunity in a vibrant and sought-after area of Sheffield.





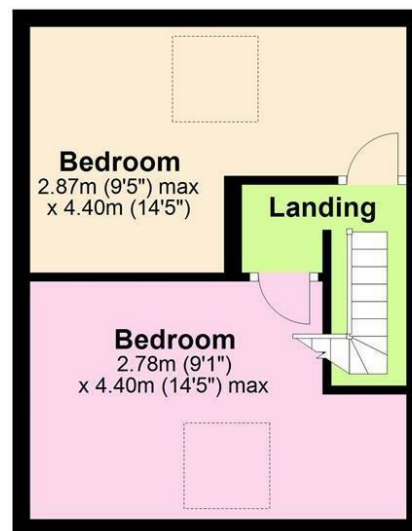
Ground Floor



First Floor



Second Floor



Viewings

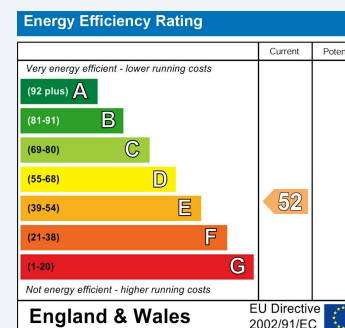
Please contact sheffield@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

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

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.