



HUNTERS[®]
HERE TO GET *you* THERE



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Shoreham Street, City Centre, S2

Guide Price £295,000



Nestled on Shoreham Street in the vibrant city of Sheffield, this impressive six-bedroom house presents an exceptional opportunity for investors seeking quality student accommodation. Currently generating an annual income of £31,000, this property is let until June 2026, ensuring a steady return on investment.

Upon entering, one is greeted by a bright and open hallway, to your left is modern lounge that serves as a welcoming space for relaxation and socialising, fitted with a wide bay window. The heart of the home is undoubtedly the excellent modern kitchen, fully equipped with appliances, making it ideal for student living. Adjacent to the kitchen, the level garden offers a delightful seating area, perfect for enjoying the outdoors.

The layout of the property is thoughtfully designed to accommodate the needs of students. On the ground floor, the first of the six spacious double bedrooms provides a comfortable retreat. Ascending to the first floor, you will find three additional bedrooms, complemented by a well-appointed shower room with fitted bath and over head shower and further shower room with WC. The second floor features two more generous bedrooms, one boasting a charming Velux-style window, while the other benefits from a large dormer window, allowing for ample natural light.

This property stands as a stunning example of high-quality student accommodation, combining modern amenities with a practical layout. Its prime location and established rental income make it a compelling choice for any discerning investor looking to expand their portfolio in Sheffield.

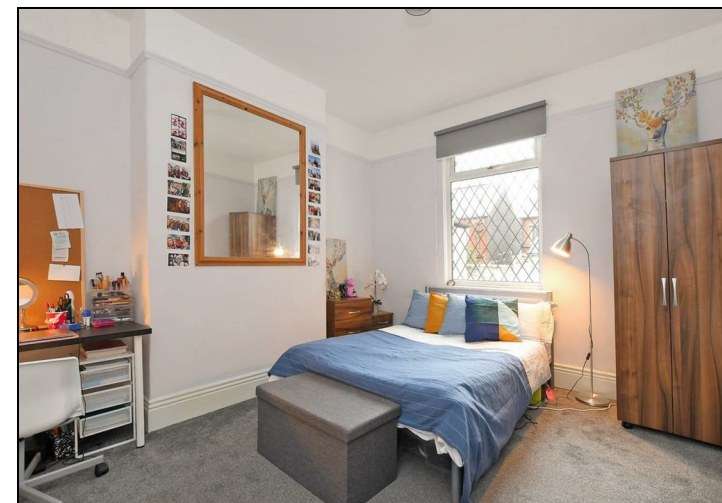
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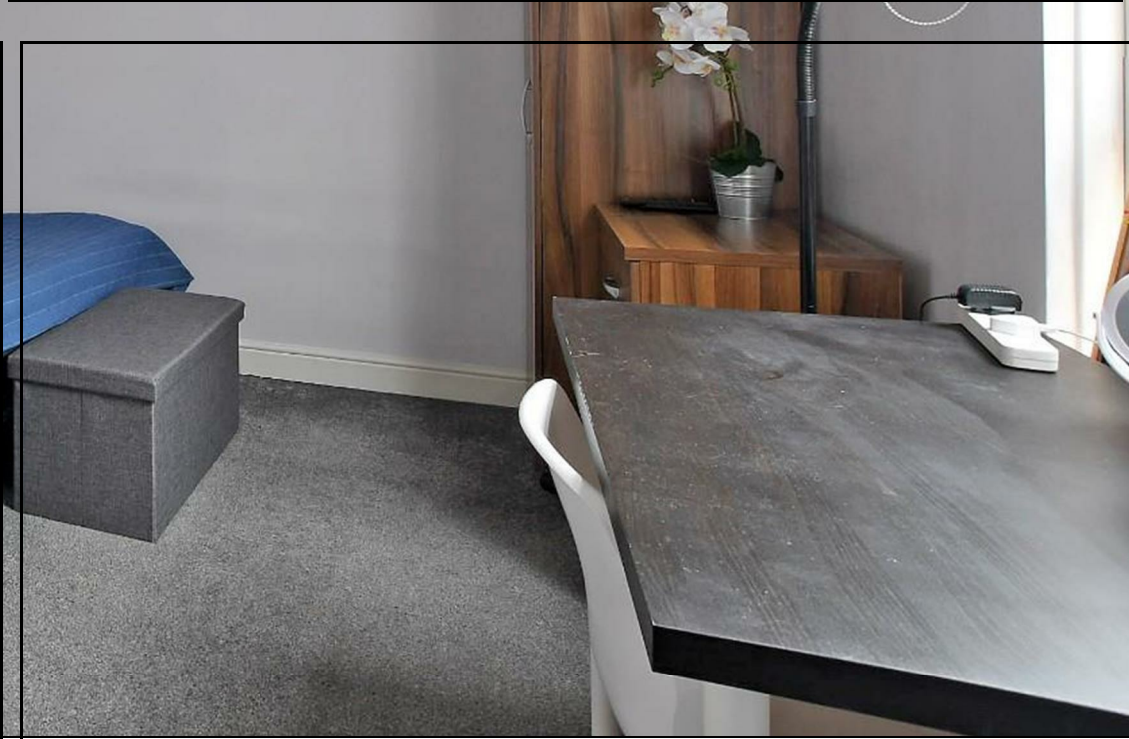
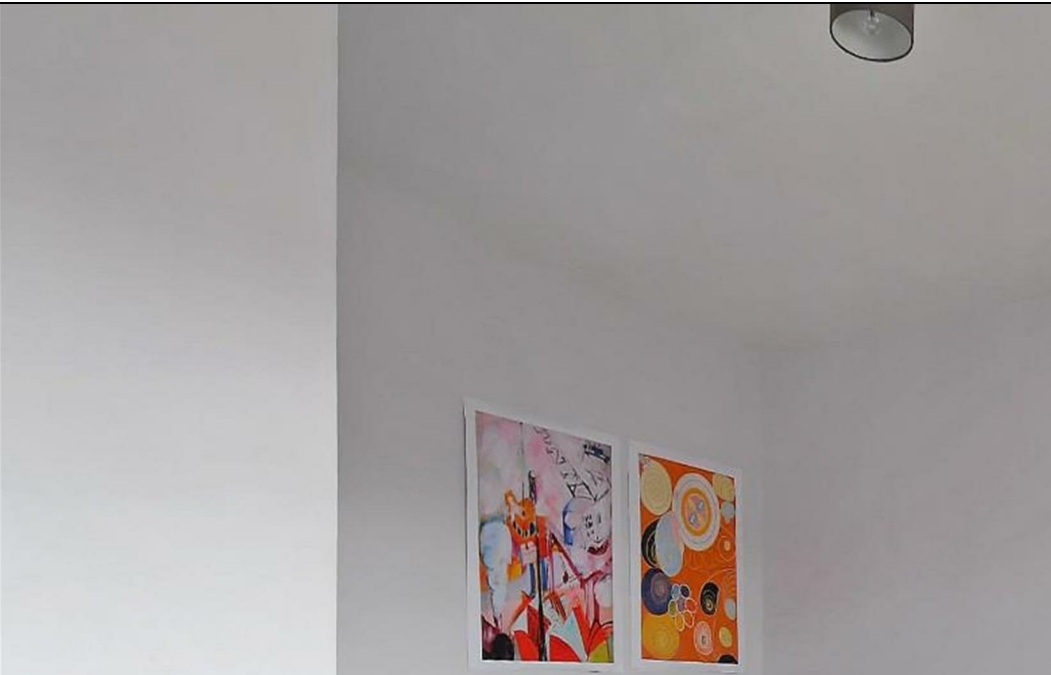


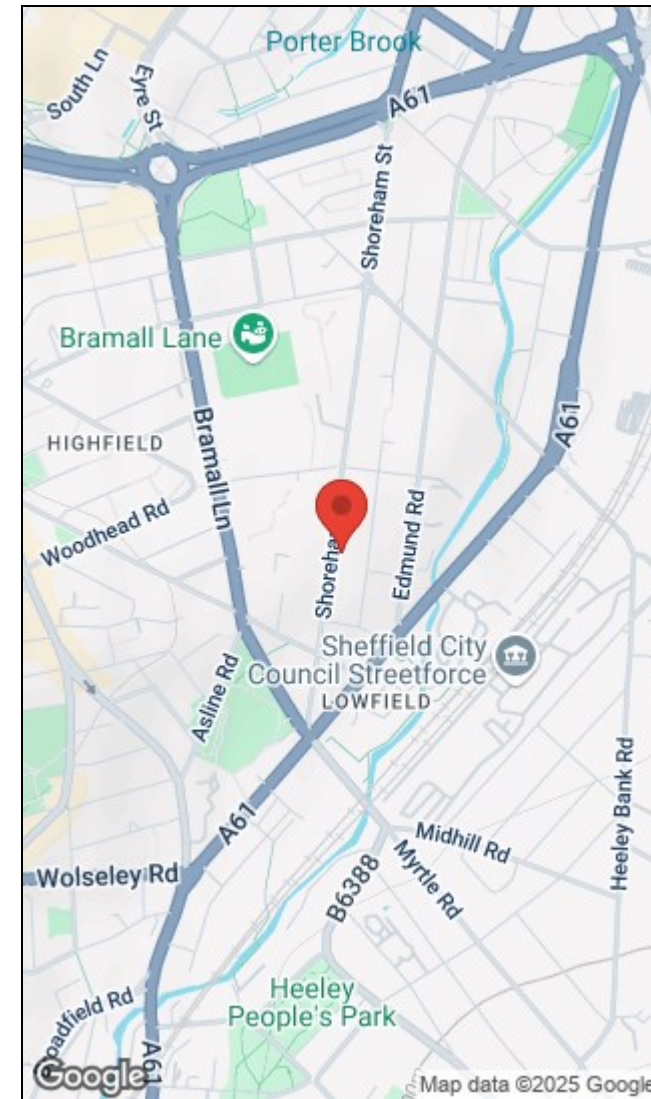
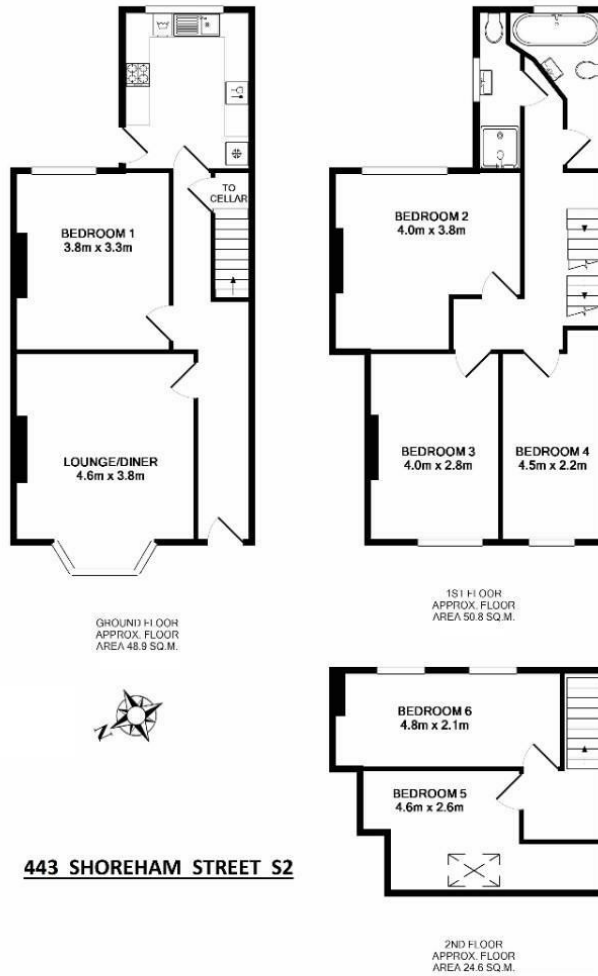
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KEY FEATURES

- SIX BEDROOMS
- TWO BATHROOMS
- SPACIOUS LIVING AREA
- CITY CENTRE LOCATION
- NO ONWARD CHAIN
- GREAT INVESTMENT OPPORTUNITY
- EPC RATING D







Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		
England & Wales			England & Wales		

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