



HUNTERS[®]
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57 Crookes Road, Broomhill, Sheffield, S10 5BD

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Asking Price £325,000

Hunters Crookes are delighted to market this FIVE bedroom TWO bathroom bay windowed student licenced HMO situated in the popular and much sought after area of Broomhill. The property is currently tenanted until July 2024, and is generating approximately £1925 pcm. With some improvement to the accommodation this figure could be increased.

The accommodation briefly comprises; side entrance lobby with stairway access to the first floor, front bay windowed bedroom one, rear living room and extended kitchen to the rear. On the first floor are two bedrooms, bathroom and shower room with a further two double bedrooms to the second floor. External there is a garden to the rear.

The property is situated in Broomhill and is less than a mile away Sheffield University.

GENERAL REMARKS

TENURE

The property is Long leasehold with a term of 800 years from 1949 at a ground rent of £3.74 per annum.

RATING ASSESSMENT

We are verbally advised by the Local Authority that the property is assessed for Council Tax purposes to Band B.

VACANT POSSESSION

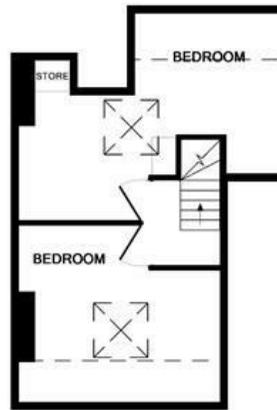
Vacant possession will be given on completion and all fixtures and fittings mentioned in the above particulars are to be included in the sale.

MORTGAGE FACILITIES

We should be pleased to advise you in obtaining the best type of Mortgage to suit your individual requirements.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

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2ND FLOOR



GROUND FLOOR

1ST FLOOR

TOTAL APPROX. FLOOR AREA 1259 SQ.FT. (117.0 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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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	63	63
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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. 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.





