



Viewings

Viewings by arrangement only.
Call 0114 4830038 to make an appointment.

Vendors Comments

Add text here

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



53 Bowood Road, Sheffield, S11 8YF

Asking price £290,000

- Decked rear garden
- Two apartments, a
- Turn key investment
- close to local shops and restaurants
- No upward chain
- Modern interior



53 Bowood Road, Sheffield S11 8YF

** ATTENTION INVESTORS! IDEAL INVESTMENT OPPORTUNITY **

Nestled in the vibrant area of Hunters bar, this property is currently used as a STUDENT RENTAL with an annual income of £24,454 and LET FOR 26/27. The property is ideal for INVESTORS looking to add to their current portfolio. This property comprises of - A one bedroom ground floor apartment and a THREE bedroom apartment situated over two floors. Both apartments have open plan living space and to the rear of property is a tiered decked area.

This property is ideal for an investor looking for a turn key investment property with modern interior.

EPC Grade = D

 4

 2

 2

 D

Council Tax Band: A

