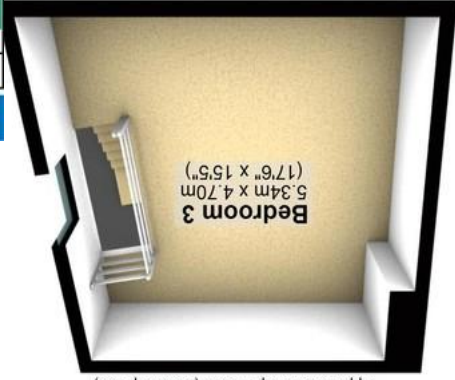


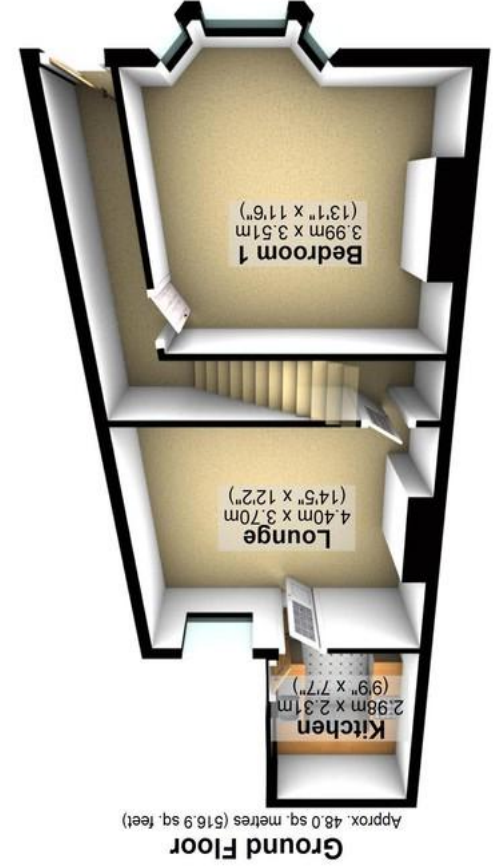
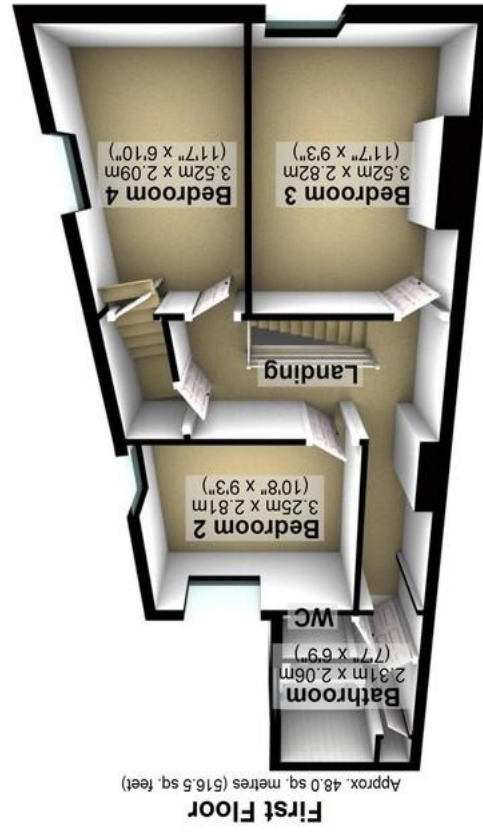
Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

WWW.EPC4U.COM

England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92+)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
Not energy efficient - higher running costs	G (1-20)
Current	51
Potential	75



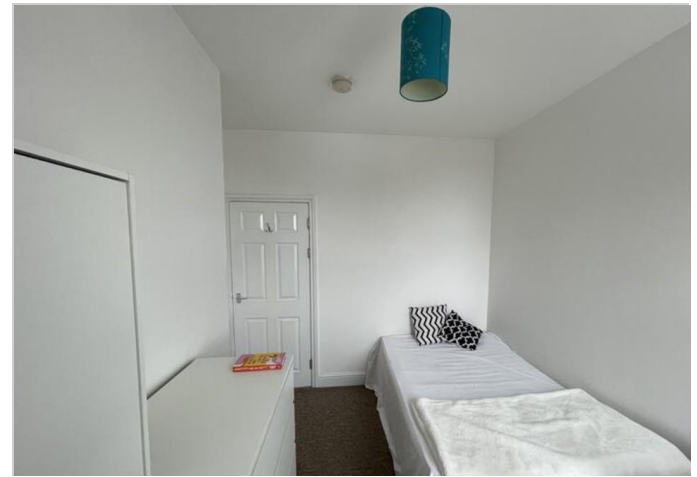
Total area: approx. 119.3 sq. metres (1284.4 sq. feet)
All measurements are approximate
Plan produced using PlanUp.





17 Mona Road | Crookes | Sheffield | S10 1NF Property Tenure: Leasehold

Returning an annual income of £22,500 per Annam exduding utility bills and equating to a healthy 7% per Annam yield is this superb five bedroomed mid terraced investment property. With a full HMO license in place combined with being fully let for the forthcoming academic year 2023/2024 this represents a ready to go fully set up investment student property that is perfect for those looking to extend a rental portfolio or those wishing to buy there first buy to let property. Located on this quiet no through road in the very heart of Crookes within walking distance of principal universities, hospitals and central Sheffield it's easy to say that viewing is essential to fully appreciate the opportunity on offer by this wonderful property. With accommodation arranged over three floors, easy on road parking to the front and available with no upward chain and an immediate income stream on completion.



PROPERTY FEATURES

- FIVE BEDROOMED TERRACED PROPERTY
- FULL HMO LICENSE IN PLACE
- FULLY LET FOR THE FORTHCOMING YEAR 2023/2024
- £22,500 PER ANNAM INCOME EXCLUSIVE OF UTILITY BILLS
- HEALTHY RETURN OF 7% YIELD PER YEAR
- HEART OF ULTRA POPULAR CROOKES
- UNIVERSITY CAMPUS WITHIN WALKING DISTANCE
- PERFECT AS A PORTFOLIO BUY OR A FIRST INVESTMENT
- INCOME STREAM FROM COMPLETION AND NO CHAIN INVOLVED

GUIDE PRICE £275,000-£300,000

