

## **Oxford Street, Crookesmoor, Sheffield, S6 3FG**

INVESTOR OPPORTUNITY | CURRENTLY LET AT £99 PER WEEK | ELECTRIC HEATING | HALF A MILE FROM SHEFFIELD UNIVERSITY

GREAT LOCATION | MODERN FINISH WITHIN CONVERTED BUILDING | YIELD 11% | ENERGY EFFICIENCY RATING E

**Asking Price: £40,000**

**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

**Oxford Street, Crookesmoor, Sheffield, S6 3FG**

Calling all investors Hunters Crookes have this excellent opportunity to acquire this bedroom within one of Sheffield's newest student residents only half a mile from Sheffield University.

This fantastic opportunity is currently let at £99 per week (Inclusive of £15 for utilities). At this level the property will provide a yield of 11%.

**ON THE GROUND FLOOR**

**COMMUNAL ENTRANCE**

Having stairs to the upper ground floor.

**ON THE UPPER GROUND FLOOR**

**COMMUNAL LANDING**

**PRIVATE ENTRANCE LOBBY**

**PRIVATE ENTRANCE HALL**

Having access to each of the bedrooms and communal kitchen and living area.

**BEDROOM**

4.19m (13' 9") x 2.79m (9' 2")

Having a wood effect laminate floor



**BEDROOM**



**WORK AREA**

2.69m (8' 10") X 1.08m (3' 7")

Having a wood effect laminate floor and a aluminium double glazed window.



**SHOWER ROOM/W.C.**

The ensuite has a corner shower cubicle with mains shower, pedestal wash hand basin and a push button low flush w.c. There is an electric towel radiator and an electric extractor fan. The walls are tiled to the shower and splash back area.



**COMMUNAL KITCHEN & LOUNGE**

The communal lounge and kitchen has a seating and dining area together with an 'L' shaped worktop to the kitchen with matching wall cupboards.



## COMMUNAL KITCHEN & LOUNGE



## GENERAL REMARKS

### TENURE

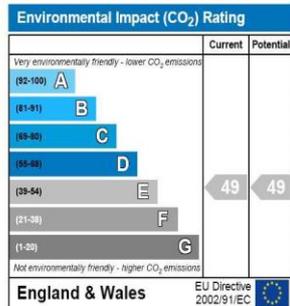
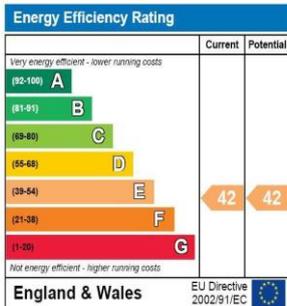
The current rental income is £99 per week which includes water, electric and broadband. The tenants are responsible for the T.V. licence. There is a fixed management company which charge 12% + VAT.

We understand that the apartments are leasehold on a 999 years lease from 1/1/2012 at a ground rent of £250 per annum.

### CENTRAL HEATING AND DOUBLE GLAZING

The property has the benefit of electric heating with panel heaters and the windows throughout are aluminium framed sealed unit double glazed replacement units.

## ENERGY PERFORMANCE RATING



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

## OPENING HOURS

Monday - Friday: 09:00 - 17:30  
Saturday: 09:00 - 13.00

## FREE MARKET APPRAISAL

If you are thinking of selling or letting your home, Hunters would be pleased to provide free, no obligation sales, letting and marketing advice. Even if your home is outside our area, we can arrange a Market Appraisal through our national network of branches.

Hunters 208 Crookes, Sheffield, S10 1TG 0114  
266 6626  
sheffieldcrookes@hunters.com

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### DISCLAIMER

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.