



Spencer.

57, Neill Road, Ecclesall Road, S11 8QH

Buy —

A great four bedroom student investment property with excellent proportions in the heart of Student Land!

— from *Spencer.*

- Four excellent sized bedrooms
- Currently let until June 30th 2024
- Courtyard garden backing on to the Porter Brook at the rear
- Full bathroom suite with WC and second separate WC
- Current rental income £18,303 per annum excluding bills (£88pppw)
- Article Four Direction compliant
- Property in excellent condition throughout
- Close to Ecclesall Road
- EPC rating E - Advertising at £19,776 for 24/25
- Off shot kitchen to the rear



Offers Around

£240,000



Floorplan



TOTAL FLOOR AREA: 999 sq ft. (92.8 sq m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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.
Made with Metropix C2024

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Viewing: Via the Agents
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