



Spencer.

201, Crookes Valley Road, Crookesmoor, S10 1BA

Buy —

Excellently located student rental investment opportunity with five double bedrooms, two bathroom/ shower rooms and open plan modern kitchen /diner /lounge.

— from *Spencer.*

- Tenanted HMO rental investment opportunity
- Five double bedrooms
- Two bathroom/ Shower rooms
- Open plan kitchen diner and lounge
- Currently earning £27,560 annually
- Excellent location for universities & hospitals
- Rented at £106 PPPW
- Council Tax Band-A
- EPC Rating-D
- What3words///riders.detect.glass

Offers Around

£295,000





Floorplan

201 CROOKES VALLEY ROAD

APPROXIMATE GROSS INTERNAL AREA = 121.2 SQ M / 1305 SQ FT

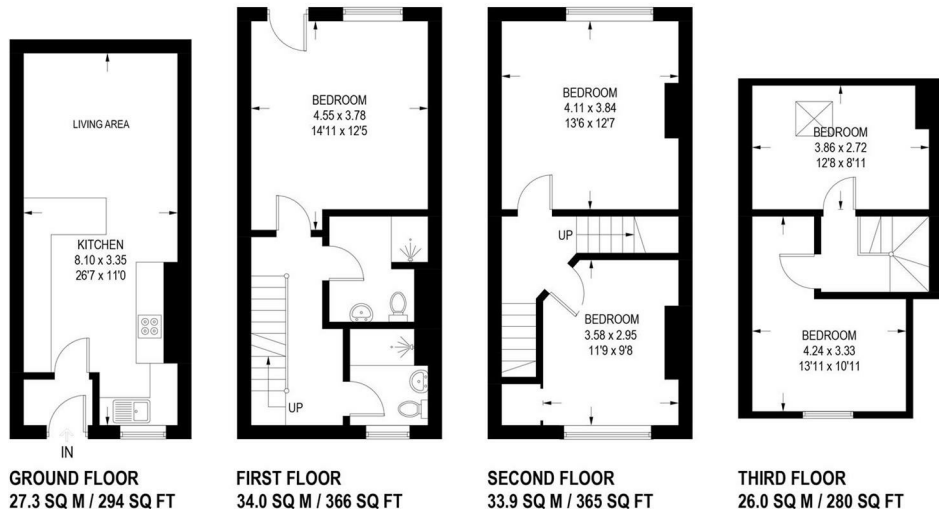


Illustration for identification purposes only, measurements are approximate, not to scale.

Spencer.

+44 (0)114 268 3682
info@spencersestateagents.co.uk

469 Ecclesall Road, Sheffield, S11 8PP
SpencersEstateAgents.co.uk

SpencersAgents
SpencersAgents
SpencersEstateAgents

All enquiries and negotiations conducted via the Spencers office. We are obliged under the Estate Agent Act 1991 to qualify all offers and an independent mortgage consultant will speak to you to substantiate your details. The particulars are set out as a general outline only for guidance and do not constitute part of an offer or contract. Measurements are given in good faith and believed to be correct. Any prospective buyer should satisfy themselves as to the correctness of all statements and should not rely on them as representation of fact. No person in the employment of Spencers has any authority to make or give representation or warranty whatever in relation to this property.

Viewing: Via the Agents
Spencers Agents Ltd, 469 Ecclesall Road, Sheffield S11 8PP | Registered in England No. 7565948