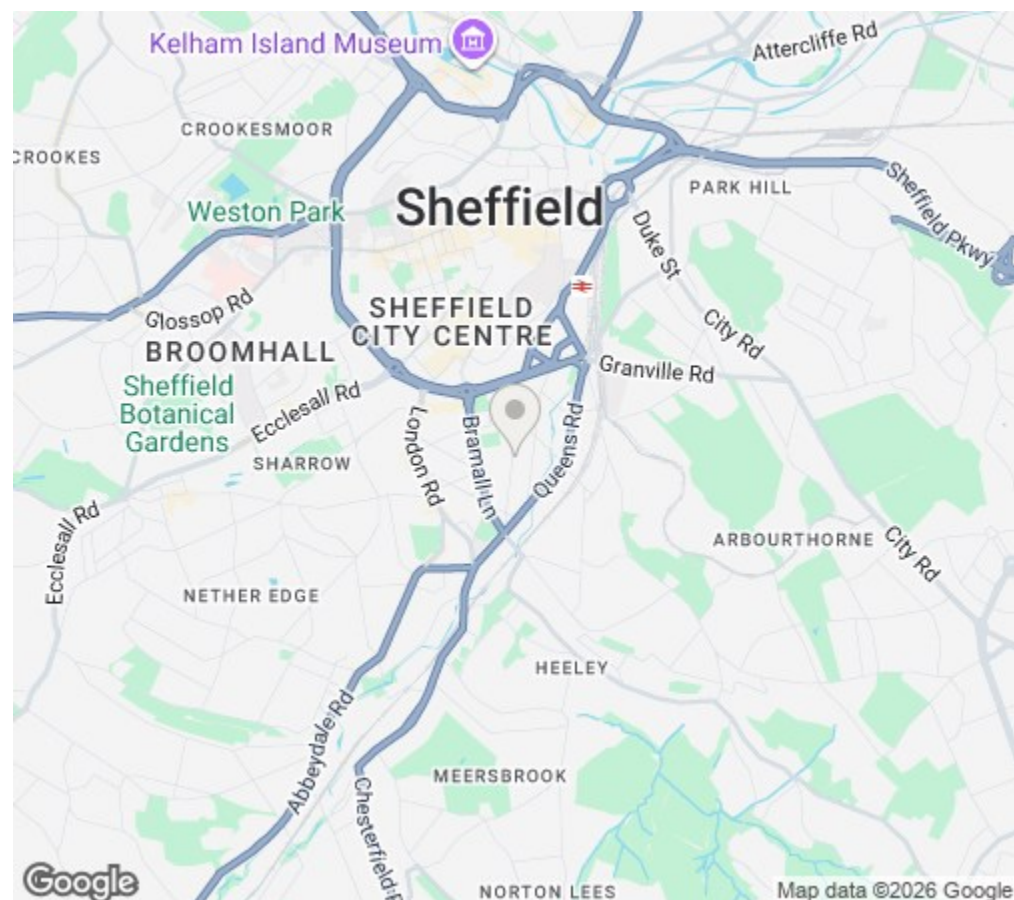




Viewings
Viewings by arrangement only.
Call 0114 4830038 to make
an appointment.

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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

**JC SALES
& LETTINGS**

Tel: 0114 483 0038
E-mail: sales@jc-salesandlettings.com
Website: www.jc-salesandlettings.com



377 Shoreham Street, Sheffield, S2 4FA

Asking price £230,000

- Four bedroom investment property on Shoreham Street
- Generating £20,640 per annum
- Immaculately presented with neutral decor throughout
- Two modern bathrooms, ideal for sharers
- Early viewing highly recommended to avoid disappointment
- Currently let until June 2027
- Strong yield of approximately 9%
- Two reception rooms for communal living
- Close to city centre and Sheffield Hallam University
- This property has a current HMO licence



Sizes And Dimentions Are Approximate. Actual May Vary

377 Shoreham Street, Sheffield S2 4FA

FOUR BEDROOM INVESTMENT PROPERTY WITH TENANT IN SITU – SHOREHAM STREET, S2
*** Please note this is a licensed HMO, which means there is potential to rent to a group of 5 tenants ***

JC Sales & Lettings are delighted to offer to the market this IMMACULATELY-PRESENTED four bedroom property on Shoreham Street, an EXCELLENT INVESTMENT OPPORTUNITY for landlords, particularly those targeting student or professional sharers. The property is CURRENTLY LET until June 2027 and generating £20,640 per annum, which gives a STRONG GROSS YIELD of approximately 9%.

The property offers GENEROUS, VERSATILE ACCOMMODATION, with TWO RECEPTION ROOMS giving occupants plenty of communal living space alongside four well-proportioned bedrooms. TWO BATHROOMS add convenience for sharers, and the property is presented with neutral decor throughout.

Shoreham Street is ideally located within easy reach of Sheffield city centre, Sheffield Hallam University, the train station and key transport links, along with a wide range of shops, cafés and bars, which makes it a popular and well-connected place to live.

 4

 2

 2

 D

Council Tax Band: A

