



**Parkers Road Broomhill Sheffield S10 1BN**  
**Offers In The Region Of £395,000**



## Parkers Road

Sheffield S10 1BN

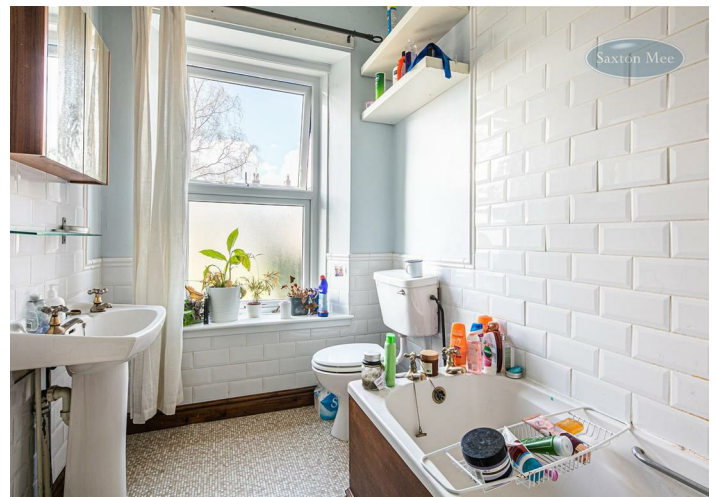
### Offers In The Region Of £395,000

**\*\*INVESTMENT OPPORTUNITY SOLD WITH TENANTS IN SITU\*\*** An exciting opportunity has arisen to acquire this much larger than average FIVE DOUBLE BEDROOM, two bathroom Victorian terrace located in the heart of Broomhill. The property, a fully licensed HMO, is currently let until September 2021 and generates an income of approximately £24,050 per annum. The property benefits from a parking space to the rear, uPVC double glazing and gas central heating. The versatile accommodation could be utilised as a four bedroom family terrace with a separate self contained lower ground one bedroom flat. Briefly, the living accommodation set over four levels comprises: a front entrance door opens into the lounge with a large front window filling the room with natural light, original features and fireplace. Kitchen/diner having a range of wall, base and drawer units. Space for an oven, washing machine and fridge freezer. Ample space for a dining table and chairs. Access to the basement with its own entrance and kitchen, bedroom three and a bathroom with a white suite and comprising bath with overhead shower, WC and wash basin. From the ground floor stairs rises to the first floor where you can find two double bedrooms and a further bathroom with a white suite and comprising bath with overhead shower, WC and wash basin. Second floor: two further double bedrooms.

- VIEWING RECOMMENDED
- SUPERB OPPORTUNITY
- FIVE DOUBLE BEDROOMS
- TWO BATHROOMS
- REAR PARKING SPACE







## OUTSIDE

To the front is a walled garden, giving the property privacy from the road and a path leading to the front entrance door. Whilst to the rear is a small courtyard area ideal for sitting out. Rear parking space.

## LOCATION

The property is situated in the heart of one of Sheffield's most sought after residential suburbs: Broomhill. The area is a bustling and vibrant community located just a stones throw away from the City with easy access to the universities and teaching hospitals, excellent public transport links and an array of local amenities, pubs and restaurants. For both primary and secondary students, the property has access to some of Sheffield's most well regarded schools.

## Valuer

Lewis Hughes MNAEA

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. If there is any point which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. All plans, floor plans and maps are for guidance purposes only and are not to scale. Please note all measurements are approximate and should not be relied upon as exact. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



Total area: approx. 163.1 sq. metres (1755.5 sq. feet)

Floor plans are for guidance purposes only and under no circumstances should they be relied upon for use in planning carpets and other such fixtures fittings or furnishings All measurements are approximate.  
Yorkshire EPC & Floor Plans Ltd  
Plan produced using PlanUp.

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