

8 The Nook, Crookesmoor, Sheffield, S10 1EJ

Saxton Mee

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Crookesmoor

Guide Price

£275,000

GUIDE PRICE £275,000 - £280,000

Situated on a quiet cul-de-sac in this highly popular location, this larger-style, extended four double bedroom semi-detached (end-of-terrace) villa offers generously proportioned accommodation, making it an ideal family home or investment opportunity. The property is conveniently placed for excellent local amenities and is within easy reach of the University of Sheffield, the nearby hospitals and the city centre.

Currently let to five students, the property benefits from HMO status and generates an annual rental income of £23,400, with scope to increase this further. A new tenancy has already been agreed for the 2027/2028 academic year at £99 per person per week, generating an annual rental income of £25,740, representing an increase of 10%.

The accommodation has been well maintained and benefits from a replacement roof in recent years, together with solar panels. It offers the flexibility to continue as a successful investment or be enjoyed as a spacious family home.

A side entrance lobby leads through to a bay-windowed sitting room and a good-sized dining room, which opens into a spacious extended off-shot kitchen. To the first floor are two double bedrooms and two shower rooms, both with full suites. The second floor provides two further double bedrooms, together with a separate WC and wash hand basin.

Outside, there is a forecourt to the front and an attractive garden area to the rear.



- Currently with a HMO Licence Let to Five Tenants with Annual Income of £23,400
- Let Agreed for 2027/2028 Academic Year at £99 PPPW, generating an annual rental income of £25,740, representing an increase of 10%
- Popular location close to Universities, Hospitals and easy access of the City Centre
- Large Four Double Bedroom / Two Bathroom Semi Detached (End Terrace)
- Ideal also as a Large Family Home
- Large Open Plan Dining and Living Kitchen Area, Bay Windowed Sitting Room
- NO CHAIN
- Rear Yard and Attractive Garden Area
- New Roof and Benefitting From Solar Panels
- Call Saxton Mee Banner Cross to arrange a viewing 0114 268 3241






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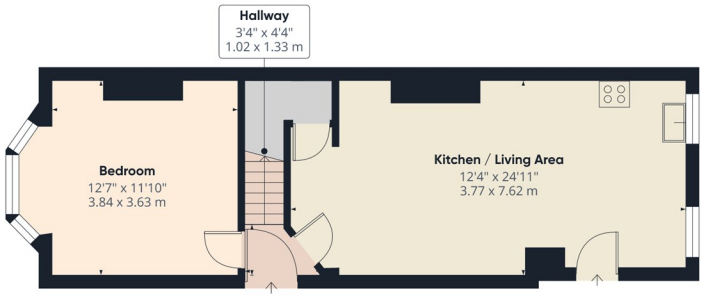




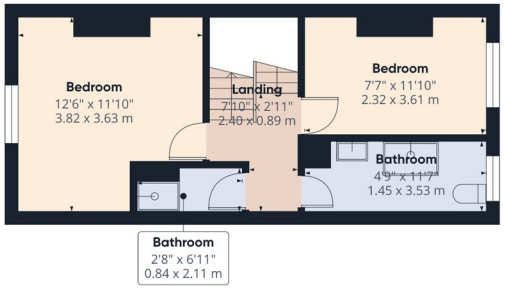




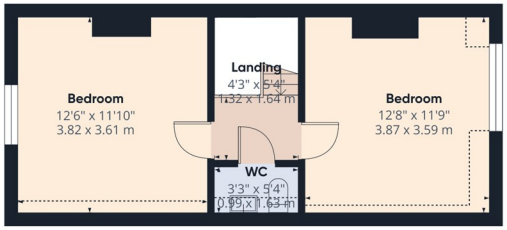

ASHTON



Ground Floor



Floor 1





Floor 2

Saxton Mee

Approximate total area(1)

1148 ft²

106.8 m²

Reduced headroom

32 ft²

3 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Banner Cross
T: 0114 268 3241
E: bannercross@saxtonmee.co.uk
www.saxtonmee.co.uk

Hathersage
T: 01433 650009
E: hathersage@saxtonmee.co.uk

Bakewell
T: 01629 815307
E: bakewell@saxtonmee.co.uk

Matlock
T: 01629 828250
E: matlock@saxtonmee.co.uk

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