

LOT
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13 Eastgrove Road, Botanical Gardens, Sheffield S10 2NN

Guide price* £425,000+



A fantastic opportunity to purchase a substantial double fronted semi-detached property offering a superb residential investment in a prime and sought after location close to the University.

Location

Eastgrove Road is situated to the south west of Sheffield, just over one mile from Sheffield city centre and located off Ecclesall Road, which enjoys a wide variety of restaurants, bars, cafés, a number of supermarkets and excellent shopping facilities all within walking distance. The area is highly regarded and sought after due to its locality with the nearby hospitals and the two Universities. There is an excellent road and bus route in place servicing the city centre and also heading out towards outdoor space of the Peak District National Park. In addition there are a number of local parks including the award winning Botanical Garden and Endcliffe Park which

offer a number of recreational facilities and cafés.

Description

A substantial double fronted semi-detached property which has been converted into six self-contained flats currently let and the house has been registered with the University for over 40 years. The flats which have been well maintained by the current vendor and currently generate an annual income of around £30,000pa but with a re-adjustment to current letting levels we see a projected uplift in annual income of around £40,000. There is accommodation over four floors and around 3433sq ft of living space. The property sits on a larger than average plot with driveway, communal off

road parking to the rear and garden. In addition, there is a large detached garage which if converted to a coach house style unit offering an additional income stream if let, this is of course subject to all planning regulated and permissions. The flats have their own meters, with a mixture of Economy 7 and modern efficient electrical heating, all with UPVC windows. The house has 6 tenants in situ let by way of ASTs currently rolling over. This property has been within the same family for over 40 years and offers the buyer a prime opportunity to either convert the house back to a family residence or continue letting and view with a long term investment in a prime location.





Accommodation

Lower Ground Floor Flat 6
A large studio style apartment of around 842sq ft with open plan living space (26'10" x 19'7"), fitted kitchen, dining area, bathroom, separate WC and walk in storage room. This flat has its own entrance door leading to the rear.

Ground Floor Communal entrance hallway and lobby with front entrance door and stair access to 5 flats. **Flat 5** A one bedroom apartment with large living room to the front featuring a bay window, double bedroom, separate kitchen and bathroom/WC **Flat 4** A studio apartment with open plan living space, separate fitted kitchen and bathroom/WC

First Floor Flat 3 A one bedroom apartment with living space incorporating a fitted kitchen, double bedroom and bathroom/WC **Flat 2** A one bedroom apartment with living space, a separate fitted kitchen,

double bedroom and bathroom/WC
Second Floor Flat 1 A one bedroom attic style apartment of around 630sq ft with large living space, a separate fitted kitchen, good sized double bedroom and separate shower room/WC

Outside Front forecourt and garden with path to the front door. Driveway to the side with secure gated access to the rear of the house. To the rear is a large communal block paved area for parking. This leads to the detached brick garage and a southerly facing garden with shrub and planted borders and established hedges. Residents pay and display parking to the surrounding roads.

Tenure

Freehold and Leasehold please see legal pack for further information.

EPC

Flat 1 Currently on the exception register. **Flat 2** Energy Efficiency Rating D. **Flat 3** Energy Efficiency Rating E. **Flat 4** Energy Efficiency Rating C. **Flat 5** Energy Efficiency Rating D. **Flat 6** Energy Efficiency Rating E

Auction Valuer

Lucy Crapper ANAVA

Note

Plans shown are for information only and are not to scale. For more information connected to projected future rental income on this property please contact William Thompson at Blundells, our dedicated lettings consultant, on 0114 268 3333



Viewing

Strictly by appointment with joint agent Blundells Banner Cross 0114 268 3333 Any viewings will require a minimum of 24 hours' notice to the tenants so please contact us as early as possible to avoid disappointment, all viewings must be pre booked. For any other auction enquiries please call the auction team on 0114 254 1185