

**EADON LOCKWOOD & RIDDLE**  
SALES • LETTINGS • SURVEYS



46 Rosedale Road, Porter Brook, Sheffield, South Yorkshire, S11 8NW



# 46 Rosedale Road, Porter Brook, S11 8NW

ATTENTION INVESTORS - A four bedroom mid terrace property which is already let for the next academic year at an annual return of £17,264. The property offers accommodation over three floors with an offshot kitchen situated to the rear and is located on the no through road part of Rosedale Road a moments' walk away from the uber fashionable areas of Ecclesall Road and Sharrowvale with an eclectic range of boutiques, bars and independent restaurants creating a vibrant social scene. The property is also conveniently placed for access to the main city hospitals along with the Collegiate Campus of Sheffield Hallam University and bus services that can whisk you into the city centre in under five minutes. It is worth mentioning that other properties on the road have dormer windows to the front and it is suggested that further development opportunities to improve the annual rent return may well be obtained subject to regs.

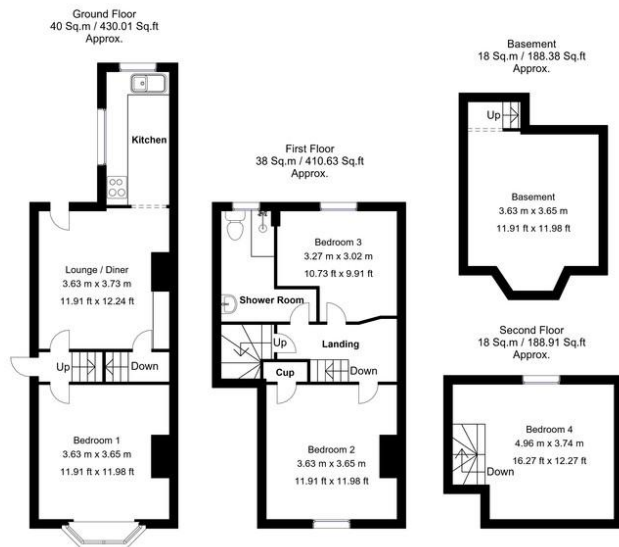
- Annual rent income of £17'264 at a yield of 7.67%
- Ground floor double bedroom with bay window
- Communal sitting room opening to the offshot kitchen
- Two first floor double bedrooms
- Bathroom includes a large, walk in shower enclosure
- Second floor double bedroom with velux windows
- Low maintenance rear yard
- Gas central heating via a combi boiler
- UPVC D/glazing
- Ideal location for students and the investor market











Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.  
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