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**38 Stalker Lees Road, Ecclesall**  
Sheffield

Offers in Region of £265,000 | £1,650 pcm



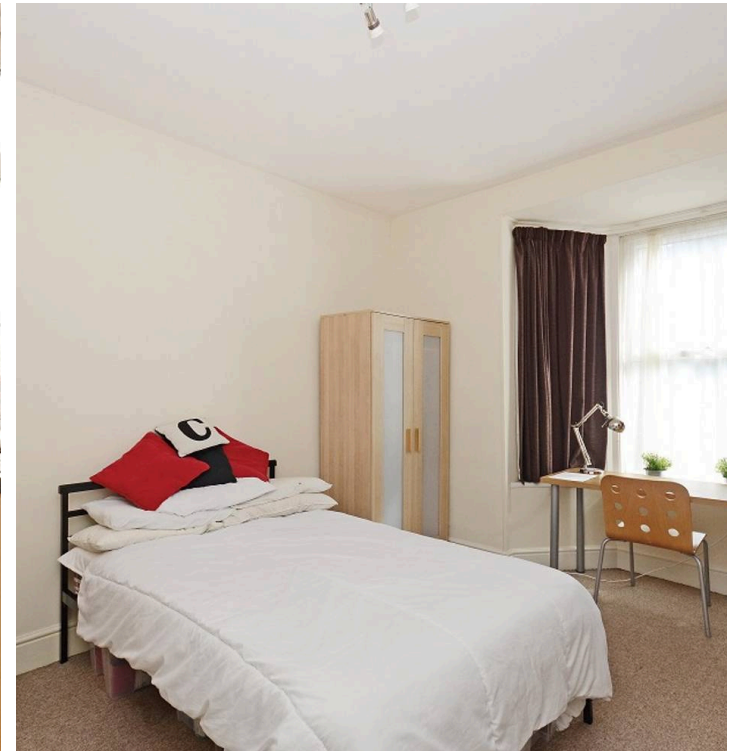
# 38 Stalker Lees Road

Ecclesall, Sheffield

A rare opportunity to market is this this well-presented and proportioned four/five double bedroom, bay windowed mid-terraced Victorian house is perfect for investors, first-time buyers, or young professional couples. Boasting a successful rental history with a healthy annual yield, this property is now available to market with the added luxury of no upward chain. Nestled on a quiet residential street just a short walk away from the numerous amenities on Ecclesall Road, including cafes, eateries, and shops, this home offers convenience at its finest. Its unbeatable location provides easy access to the university campus, central Sheffield, and major hospitals, ensuring a lifestyle of utmost convenience. With a total of three spacious floors spanning an impressive 1,263 square feet, this residence is perfect for those seeking ample space and comfort. Residents can enjoy the convenience of parking with a resident parking scheme.

Council Tax band: B Tenure: Leasehold

- WELL PRESENTED AND PROPORTIONED FOUR OR FIVE DOUBLE BEDROOM BAY WINDOWED MID VICTORIAN TERRACED
- PREVIOUSLY USED AS AS A SUCCESSFUL STUDENT RENTAL PROPERTY RETURNING A HEALTH ANNUAL YIELD
- ABSOLUTELY PERFECT FOR THE INVESTOR FIRST TIME BUYER OR YOUNG PROFESSIONAL COUPLE ALIKE
- AVAILABLE TO MARKET WITH THE HUGE BENEFIT OF NO UPWARD CHAIN INVOLVED
- QUIET RESIDENTIAL ROAD IN THE VERY HEART OF ULTRA POPULAR ECCLESALL
- EXCELLENT SCHOOLING CATCHMENTS INCLUDING WINTERS PARK JUNIORS AND HIGH STOPS





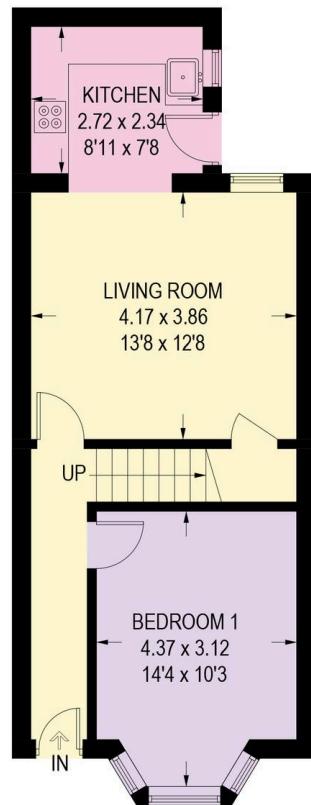


## 38 STALKER LEES ROAD

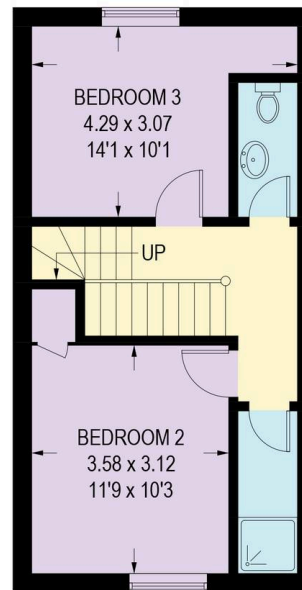
APPROXIMATE GROSS INTERNAL AREA = 117.3 SQ M / 1263 SQ FT



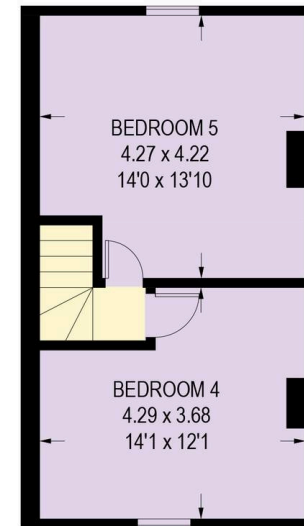
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**GROUND FLOOR**  
45.9 SQ M / 494 SQ FT



**FIRST FLOOR**  
37.2 SQ M / 400 SQ FT



**SECOND FLOOR**  
34.2 SQ M / 368 SQ FT