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**174 Pomona Street, Ecclesall**  
Sheffield

Offers in Region of £250,000 |

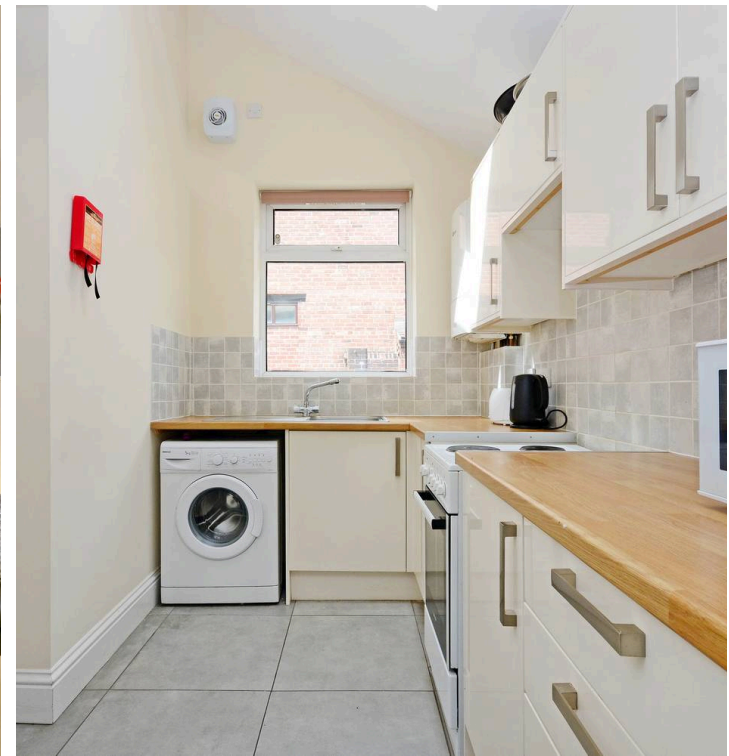


# 174 Pomona Street

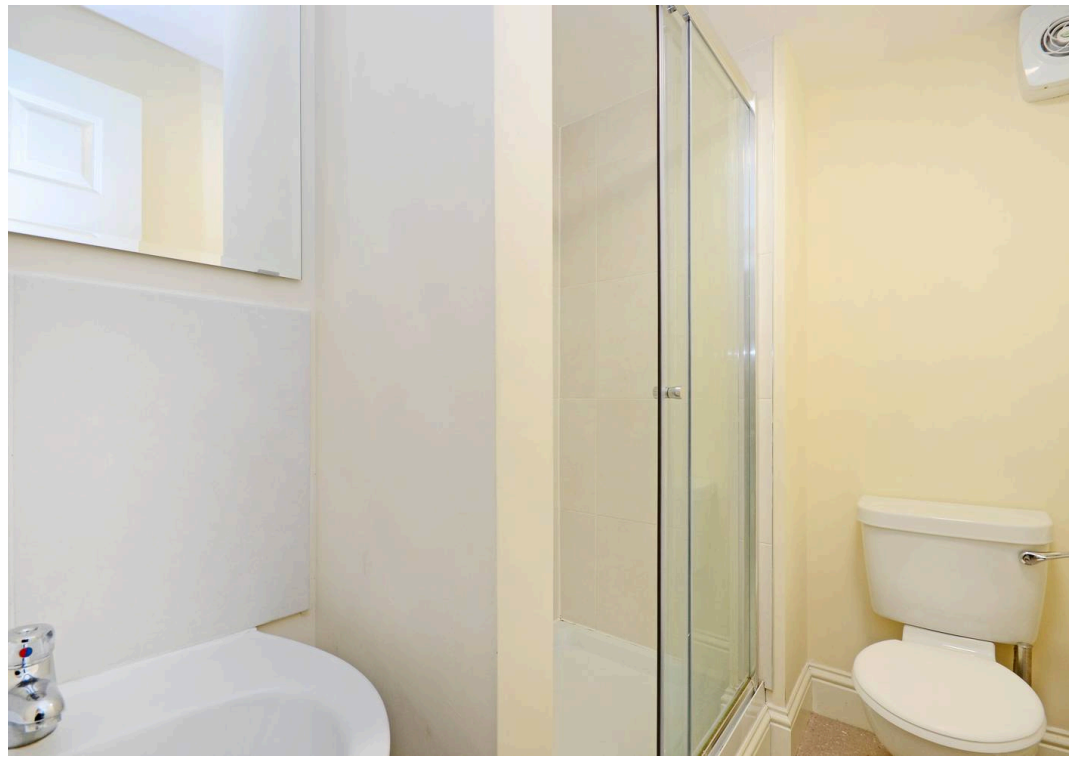
Ecclesall, Sheffield

Presenting a remarkable opportunity, this well-presented and proportioned four/five double bedroom 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 1,153 square feet, this residence is perfect for those seeking ample space and comfort. Council Tax band: B Tenure: Leasehold

- WELL PRESENTED AND PROPORTIONED FOUR OR FIVE DOUBLE BEDROOM 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 WITHIN A SHORT STROLL OF FASHIONABLE ECCLESALL ROAD CAFES EATERIES AND SHOPS
- WALKING DISTANCE TO UNIVERSITY CAMPUS CENTRAL SHEFFIELD AND PRINCIPAL HOSPITALS
- THREE FLOORS OF ACCOMMODATION TOTTALLING AN IMPRESSIVE 1,153 SQ FEET





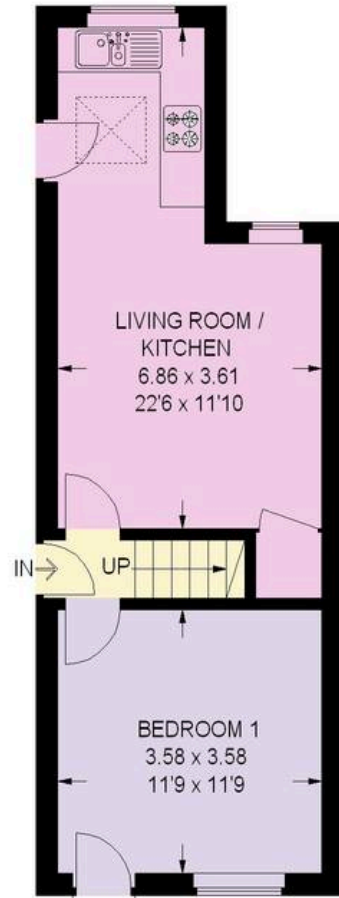


## 174 POMONA STREET

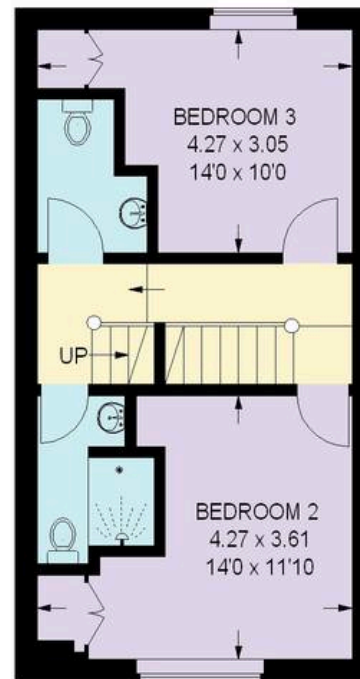
APPROXIMATE GROSS INTERNAL AREA  
GROUND FLOOR = 37.4 SQ M / 403 SQ FT  
FIRST FLOOR = 37.0 SQ M / 398 SQ FT  
SECOND FLOOR = 33.6 SQ M / 362 SQ FT  
TOTAL = 108.0 SQ M / 1163 SQ FT



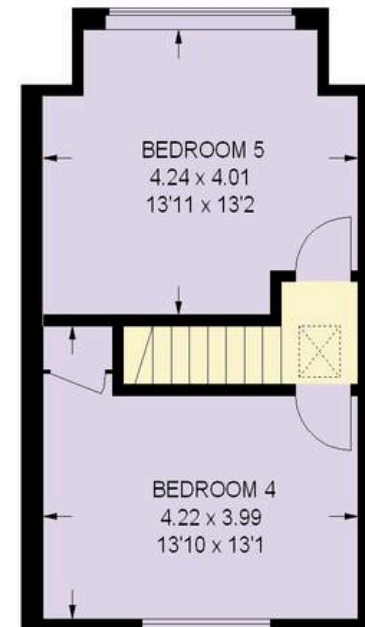
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**GROUND FLOOR**  
37.4 SQ M / 403 SQ FT



**FIRST FLOOR**  
37.0 SQ M / 398 SQ FT



**SECOND FLOOR**  
33.6 SQ M / 362 SQ FT

Illustration for identification purposes only, measurements are approximate,  
not to scale.