



Spencer.

24-26, Clementson Road, Crookes, S10 1GS

Buy —

A fantastic eight bed HMO property in
the centre of Crookes fully let for 24/25

— from *Spencer.*

- Eight bedroom licensed HMO
Investment opportunity
- Fully let for 2024/25 - £37,440
excluding bills
- Three bathrooms
- Utility room
- Formerly two terraced houses
- Great location
- Useful cellar spaces
- Council Tax Band - C
- EPC Rating - D
- What3words: ///duck.fork.career



£450,000



Floorplan

APPROXIMATE GROSS INTERNAL AREA = 197.9 SQ M / 2131 SQ FT
STORE = 1.9 SQ M / 20 SQ FT
CELLAR = 31.2 SQ M / 336 SQ FT
TOTAL = 231 SQ M / 2487 SQ FT



Spencer.

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