



Spencer.

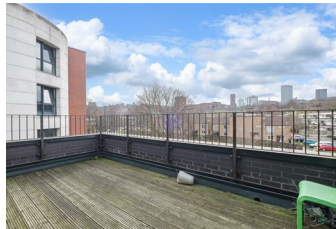
**30, Sudbury Street, Netherthorpe, S3 7LW**

Buy —

A superb modern five bed / five bath end townhouse fully let to five with two terraces and an internal courtyard - a fabulous investment property!

— from *Spencer.*

- End townhouse let to five on an AST
- Five double bedrooms all with en-suite facilities
- Large living dining kitchen on the first floor with built in units and appliances
- Internal courtyard and two further roof terraces
- Built in 2016 in a modern brick construction
- Excellent proportions throughout
- AST current rent is £520 per person per month
- Sheffield City Council Tax Band D
- EPC Rating - B
- What3Words ///bleat.like.pipe



Offers Around

**£330,000**

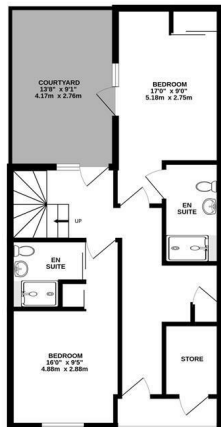




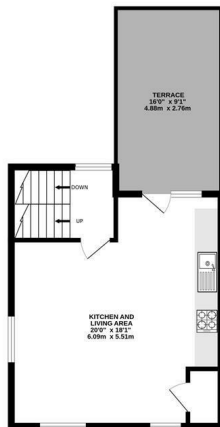


# Floorplan

GROUND FLOOR  
535 sq.ft. (49.5 sq.m.) approx.



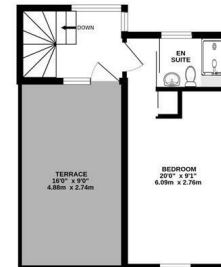
1ST FLOOR  
382 sq.ft. (35.5 sq.m.) approx.



2ND FLOOR  
382 sq.ft. (35.5 sq.m.) approx.



3RD FLOOR  
238 sq.ft. (22.1 sq.m.) approx.



TOTAL FLOOR AREA : 1529 sq.ft. (142.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2025



**Spencer.**

+44 (0)114 268 3682  
info@spencersestateagents.co.uk

469 Ecclesall Road, Sheffield, S11 8PP  
SpencersEstateAgents.co.uk

**SpencersAgents**  
**SpencersAgents**  
**SpencersEstateAgents**

All enquiries and negotiations conducted via the Spencers office. We are obliged under the Estate Agent Act 1991 to qualify all offers and an independent mortgage consultant will speak to you to substantiate your details. The particulars are set out as a general outline only for guidance and do not constitute part of an offer or contract. Measurements are given in good faith and believed to be correct. Any prospective buyer should satisfy themselves as to the correctness of all statements and should not rely on them as representation of fact. No person in the employment of Spencers has any authority to make or give representation or warranty whatever in relation to this property.

Viewing: Via the Agents  
Spencers Agents Ltd, 469 Ecclesall Road, Sheffield S11 8PP | Registered in England No. 7565948