



Spencer.

201, Crookes Valley Road, Crookesmoor, S10 1BA

## Buy —

Excellently located student rental investment opportunity with five double bedrooms, two bathroom/ shower rooms and open plan modern kitchen /diner /lounge.

— from *Spencer.*

- Tenanted HMO rental investment opportunity
- Five double bedrooms
- Two bathroom/ Shower rooms
- Open plan kitchen diner and lounge
- Currently earning £27,560 annually
- Excellent location for universities & hospitals
- Rented at £106 PPPW
- Council Tax Band-A
- EPC Rating-D
- What3words///riders.detect.glass

Offers Around

**£295,000**







# Floorplan

## 201 CROOKES VALLEY ROAD

APPROXIMATE GROSS INTERNAL AREA = 121.2 SQ M / 1305 SQ FT

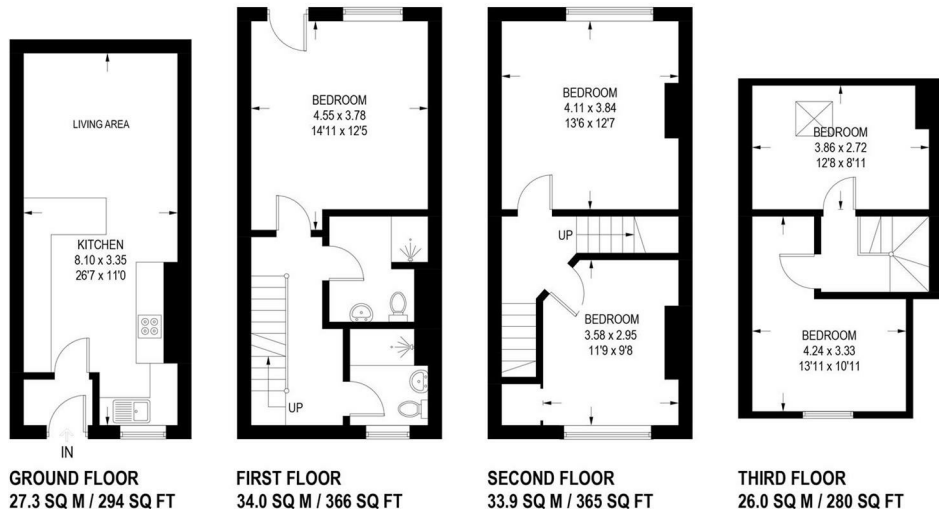


Illustration for identification purposes only, measurements are approximate, not to scale.

# Spencer.

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Viewing: Via the Agents  
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