



## HMO in S2

200 Norfolk Park Road, Sheffield,  
Sheffield, S2 2UA

**£115,000** Starting Bid

Tenure

**Leasehold**

Allocated parking

## Property features

- ✓ Leasehold Title
- ✓ 6 BED HMO
- ✓ TENANTS IN SITU - FULLY LET
- ✓ EPC Rating C

## Key Information



EPC Rating: C

## Description

For sale via secure sale online bidding - terms and conditions apply.

This well presented fully tenanted, 6 bedroom, 2 bathroom HMO property is located within a secure gated community in the popular Norfolk Park area, just a short walk from Sheffield city centre. Ideal for students or young professionals, the property offers a perfect balance of comfort, convenience, and modern shared living.

Set across three floors, the property has been thoughtfully designed to maximise both privacy and communal space. The middle floor features a spacious open-plan kitchen and lounge area, creating a fantastic social hub for housemates. The lounge is furnished with sofas and a wall-mounted TV, complete with Freeview and a TV licence included, making it an ideal space to relax and unwind.

The property comprises six generously sized double bedrooms, each fully furnished. Every room includes a three-quarter bed, a double wardrobe, a desk, a chair, and shelving, providing a comfortable and practical living space for residents.

On the first floor, you will find three double bedrooms along with a shower room. The lower floor mirrors this layout, offering a further three double bedrooms and an additional shower room, ensuring convenience for all occupants.

Energy Performance Certificate Rating- C.

Council Tax Band: A

HMO License

Travel To: Sheffield Hallam City Campus: Walking: 15 minutes (0.8 Miles) Sheffield University Western Bank Campus: Walking: 42 minutes (1.9 Miles), Tram: 9 mins walk to the nearest tram stop, 6 stops on the tram, short walk to uni. 26 mins in total.

Built 1960 - 1979

Gated community set in 8 acres and made up of 117 houses.

Originally built to serve Hallam University as Norfolk Park Student Residences – it is now known as Park Village  
This address is Unit 68 Park Village 200 Norfolk Park Road Sheffield S2 3UA. The site offers co-living for  
Students & young professionals – there are even houses for families.

Rent Collected £24,447,83 from April 25 - April 26

Current Rent - £385pcm x 5 rooms, £410pcm x 1 room

Please note - The property has been recently decorated stripped out and replaced the pipework and radiators  
boilers parts by Worcester manufacturer new thermostat. New hob and washing machine, fridges will stay.

Price: Starting Bid £115,000

Property Type: HMO

Business Type: Residential Investments

Parking: Allocated

## Description

6 bedroom, 2 bathroom HMO licensed leasehold property.

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## Location

It's just a 15-minute walk to the City Centre and a 5-minute walk to Sheffield central tram and train station, which makes it a popular choice for commuting professionals and Students at City Campus. Park Village is situated off Granville Road and is adjacent to Norfolk Heritage Park.

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## EPC

Rating C

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## Tenure


Leasehold - Title number SYK549575  
125 years from 1 January 2007

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## Additional Information

For further information please contact our office directly on 0191 737 1154, or alternatively via email on [commercial@pattinson.co.uk](mailto:commercial@pattinson.co.uk). With regards to viewing subject property, this is to be done strictly by appointment.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

200 Norfolk Park Road, Sheffield, Sheffield, S2 2UA

Contact your local branch today for more information on this property:

**11 Millington Road, Hayes, Middlesex, UB3 4AZ, Tel: 0800 500 3196, [www.adanestates.co.uk](http://www.adanestates.co.uk)**

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