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Hall Park Head, Stannington,  
Sheffield, S6 5QT

**BELVOIR!**

OIRO £120,000



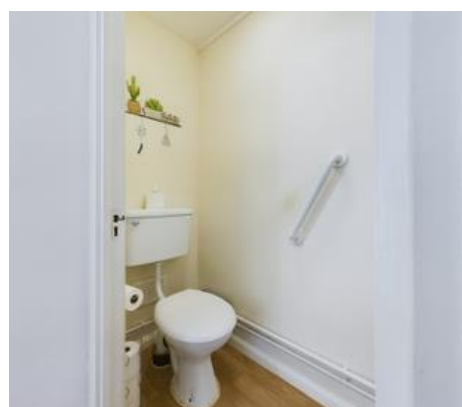
### Key Features

- > Ground Floor Flat
- > Two Bedrooms
- > Beautiful Garden
  - > Sunroom
- > Ex Local Authority
  - > No Chain
- > Tenure: Leasehold
  - > EPC rating C

Belvoir Sheffield are pleased to bring to the market this well presented two-bedroom ground floor ex-local authority flat located in the sought after area of Stannington.

With no chain and ideal for buyers looking to downsize or an investor with potential rental income of up to £750 per month.

\*Early Viewing is advised\*



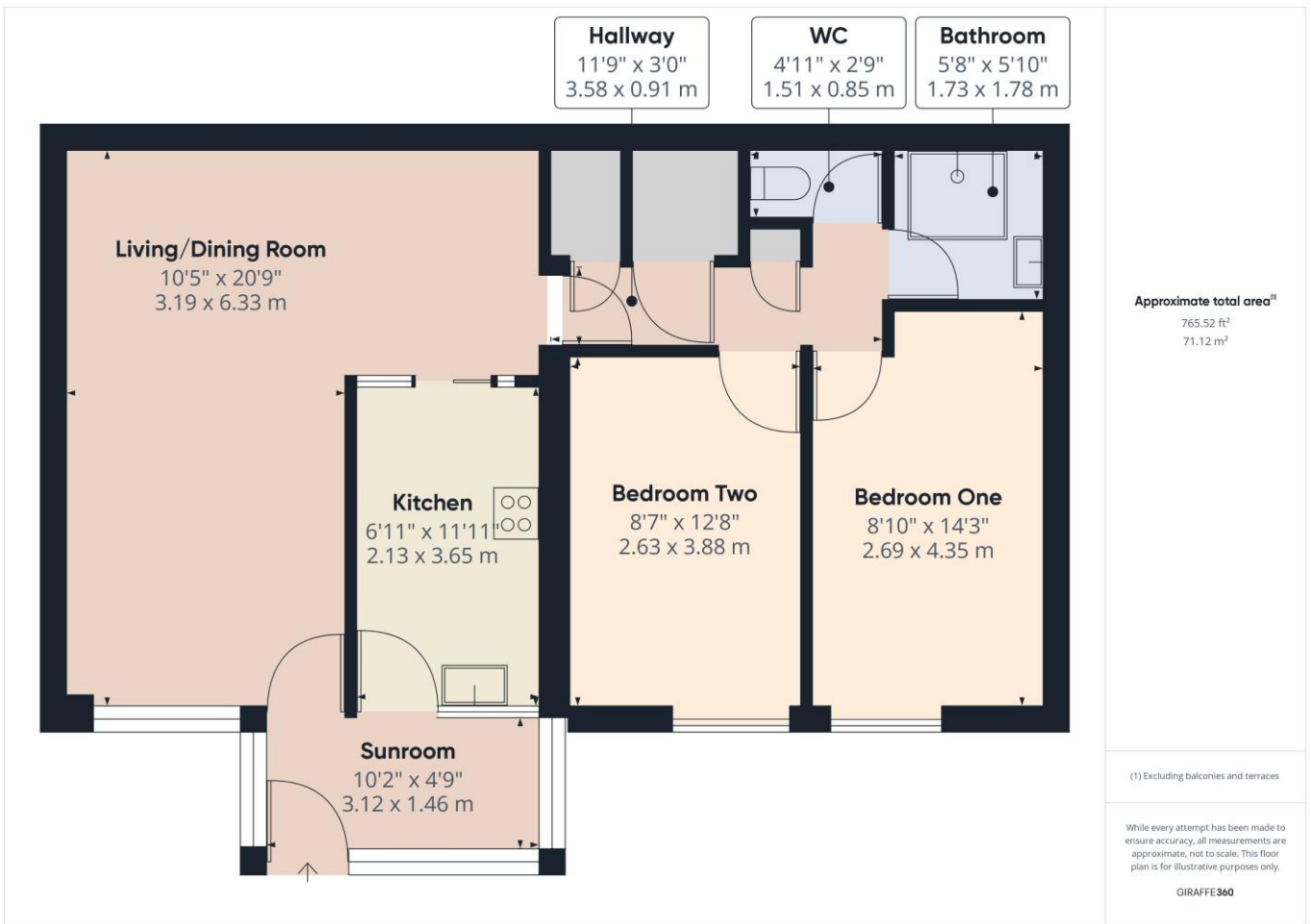
The apartment in brief comprises of UPVC front door leading into the sunroom with space for seating and two doors leading to the kitchen and living area. The kitchen has a good range of wall and base units and a breakfast bench for dining. The very spacious living area has a feature fireplace, a large window allowing lots of natural light in and space for a table to dine at. There are two very good size double bedrooms, a wet room with a separate W.C. and three large useful cupboards for storage in the hallway.

The flat comes with a beautiful garden with a handy shed for storage outside. The flat is located within walking distance to excellent amenities in Stannington, with regular public transport and schools close by for all ages.

The water and heating are supplied by Sheffield City Council District Heating Scheme at an approximate cost of £40 per month.

**Additional Information:** \*Remaining on lease: 117 years \*Service Charge £450 Per annum \*Annual Ground Rent £10 \*Council Tax Band A \*As advised by Vendors

**Disclaimers and Advice:** We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, including but not limited to heating, plumbing or electrical systems and any appliances (if included in the sale) listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation. If you already have or are considering purchasing a property to let, please contact us for specialist advice.



Contact us today to arrange a viewing...

# BELVOIR!

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