



1  1  1 

York House, 2 Orchard Lane, City Centre,  
Sheffield, S1 2FG

**BELVOIR!**

OIRO £125,000



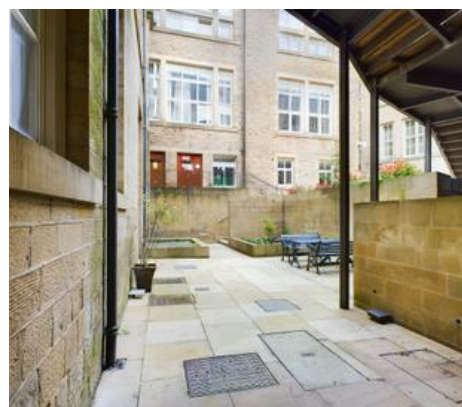
### Key Features

- > 1 Bed Apartment
- > City Centre Location
- > Grade II Listed Building
- > Ideal Investment or First Home
  - > High Ceilings
  - > Tenure: Leasehold
  - > EPC rating D

Belvoir Sheffield are pleased to bring to the market this one-bedroom basement apartment which is part of a Grade II Listed conversion; formerly Sheffield City Grammar School situated in the prestigious Leopold Square development opposite City Hall.

The living accommodation briefly comprises: L Shaped open plan living/kitchen area, double bedroom, family bathroom and storage cupboard.

Ideal Investment or First Time Home.



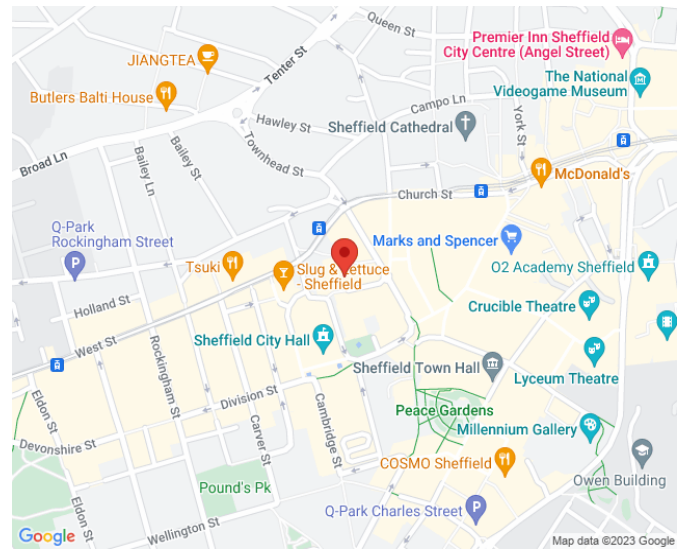
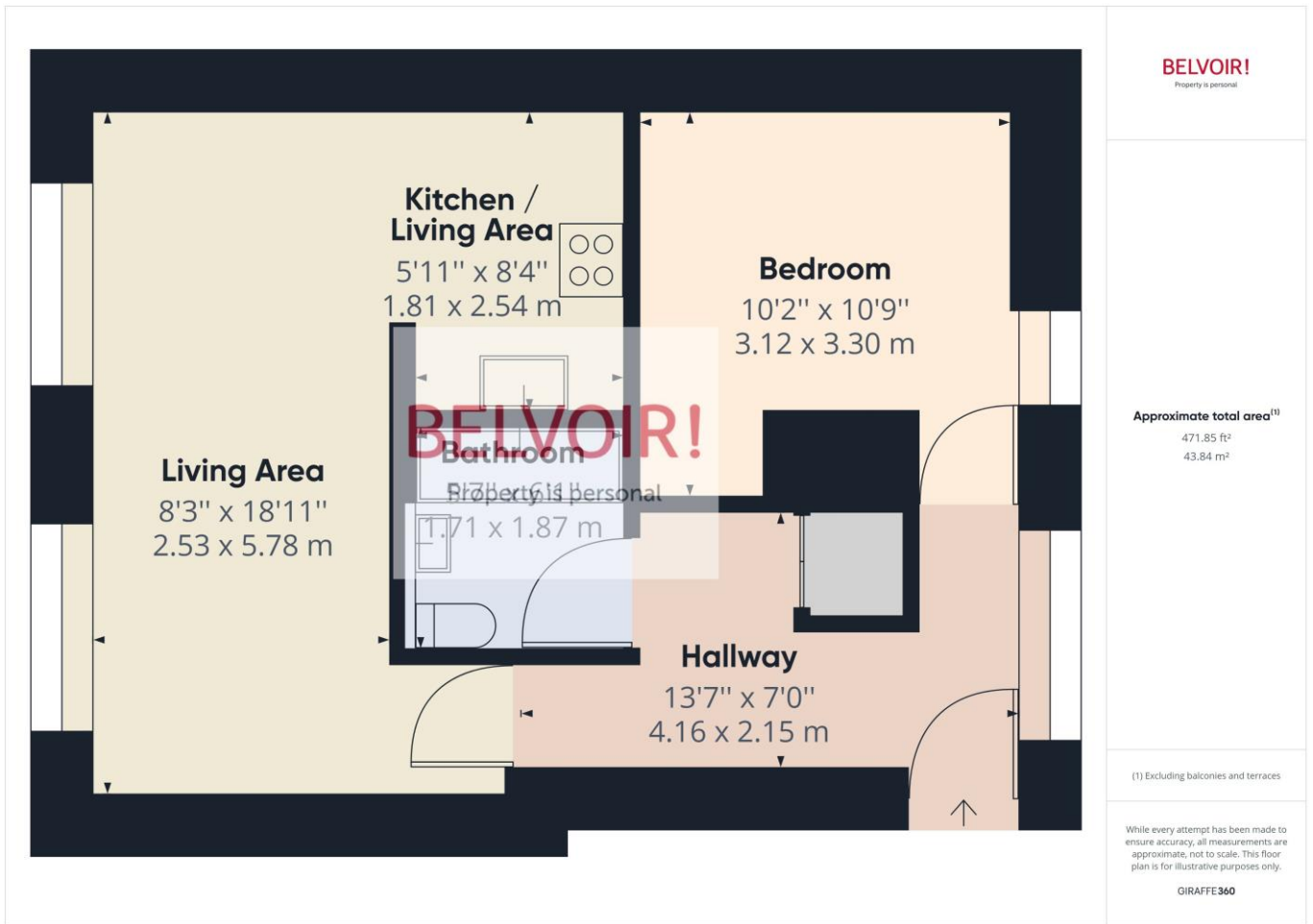
The apartment briefly comprises of spacious hallway, living area with high ceilings and 2 large windows flooding the apartment with natural light. The kitchen has a range of modern wall and base units with integrated oven and extract above, dishwasher and fridge freezer. The double bedroom is a good size, and the bathroom consists of Bath with shower over, sink and W.C. Outside is a delightful communal courtyard.

Set in the Leopold Square development, in the heart of the city close to all amenities including the shopping facilities on Fargate, the fashionable bars and restaurant around the Devonshire Quarter and a short walk to the railway station. Close to all public transport links and is within short proximity to Hallamshire Hospital.

There is a tenant in situ paying £750 per month in contract until November – seller will serve tenant notice is buyer wishes to live in apartment themselves.

**Additional Information:** • Tenure: Leasehold • Lease until: February 2151 • Service Charge: £2073 per annum • Ground Rent: £200.00 per annum • Council Tax Band: B (go to <http://cti.voa.gov.uk/cti/inits.asp>) • Central Heating: Electric \*Advised by Vendor

**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!**

[www.belvoir.co.uk/offices/sheffield](http://www.belvoir.co.uk/offices/sheffield)

0114 252 5215