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Burns Road, Walkley, Sheffield, S6 3GJ

BELVOIR!

OIRO £125,000



Key Features

- > Two Double Bedrooms
- > Balcony with Views of the City
- > Spacious First Floor Flat
- > Walking Distance to Hospitals and Universities
- > Ideal For First Time Buyer or Investment
- > Popular Location
- > Tenure: Leasehold 94 year lease
- > EPC rating C

Belvoir Sheffield are pleased to bring to the market this first floor flat offered for sale with immediate vacant possession. With two double bedrooms, spacious living area and a balcony with beautiful views of the city.

Located in a popular residential area within walking distance of the City Centre, Universities and hospitals.

Ideal for First Time Buyers, Investors or downsizers alike. Potential rental income of £700 PCM in current condition and £800-£850 if refurbished.

Early viewing is advised



Hallway: Having an external door which gives access to the inner hallway and has a good size storage cupboard.

Lounge: With TV aerial point, carpet flooring, feature fireplace and door access to the balcony area.

Kitchen: With a range of wall and base units, an inset sink with drainer, Range oven and two large storage cupboards.

Bathroom: With three piece suite comprising of W.C. Sink and bath with partial tiled walls.

Two Bedrooms: Both good sized rooms with carpet to floor.

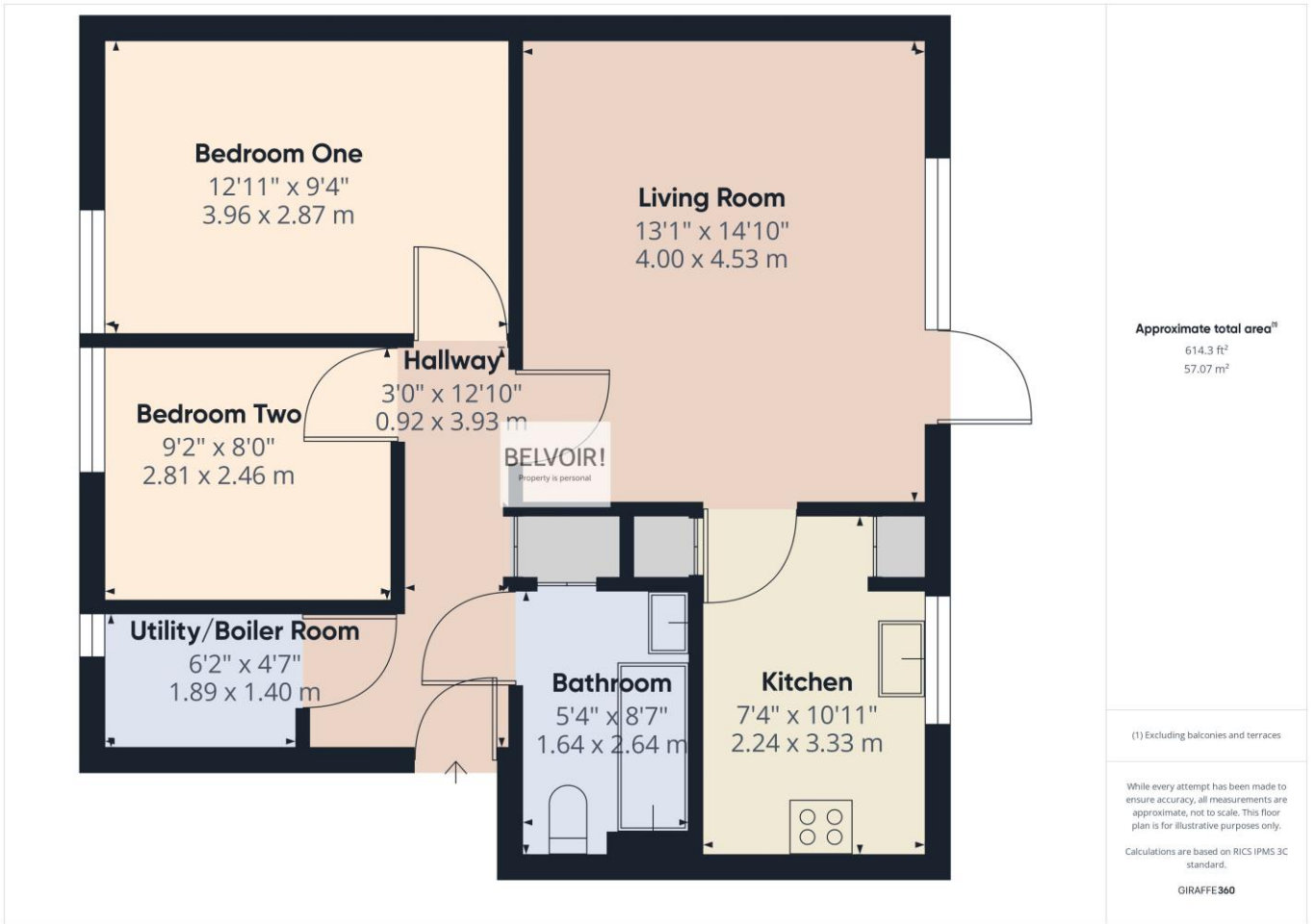
Boiler Room/Office: Small room which houses the boiler which could be utilised as an office space or for storage.

Additional Information

*Lease end date 2217 *Service Charge is £258 per annum and Ground Rent is fixed at £10 per annum *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!

www.belvoir.co.uk/offices/sheffield

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