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Castle Croft Drive, Sheffield, S2 2BF

BELVOIR!

Offers in excess of £250,000



Key Features

- > Beautiful Two Bedroom House
 - > Driveway
 - > Private Rear Garden
- > Vacant Possession and No Chain
 - > Popular Location Close to City Centre
 - > Solar Panels Owned Outright
 - > Tenure: Freehold
 - > EPC rating B

Belvoir Sheffield are pleased to bring to the market this stunning two-bedroom home located in the popular S2 area of Sheffield right on the edge of Sheffield City Centre and Norfolk Park.

Built in 2015 it is ideal for first time buyers, investors or small families alike with many attractive features such as modern family bathroom plus a en-suite shower room, private garden to the rear, driveway and Solar Panels.

Early viewing is advised



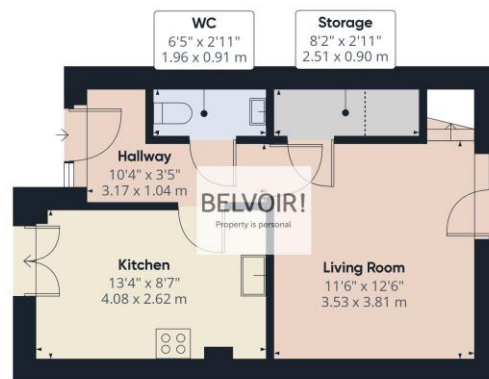
The downstairs accommodation consists of hallway, downstairs W.C with sink, modern spacious dining kitchen with integrated double oven, fridge, freezer, dishwasher, gas hob and extract fan above. The living room is a good size and has a large under stairs storage cupboard and patio doors leading to the rear garden.

To the upstairs there is a landing with storage cupboard housing the boiler, a beautiful family bathroom featuring a bath with shower over, W.C, sink and chrome towel rail and there are two double bedrooms, one having fitted wardrobes plus the added benefit of a en-suite shower room consisting of enclosed shower, W.C and sink.

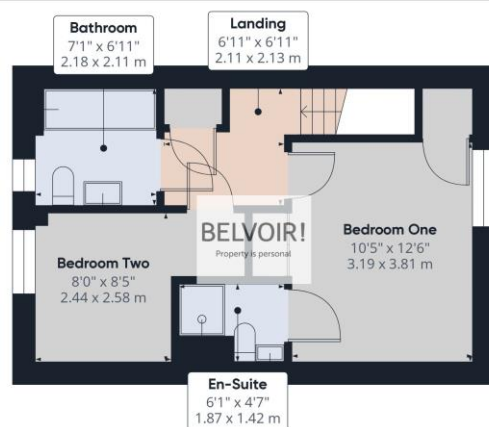
There is a private rear garden with storage shed, a paved driveway to the front and Solar Panels which are owned outright. With gas central heating, double glazing and neutral decor throughout and is located within walking distance of Sheffield City Centre and the Train Station with fantastic transport links including Sheffield SuperTram network and with many local amenities right on the doorstep.

Additional Information: *Freehold *Service Charge is £265.24 per annum (this charge mainly covers grounds maintenance of the estate and general repairs of communal areas e.g. removal of dead trees and maintenance of grassy areas) *Council Tax Band B *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



Floor 0



Floor 1

Approximate total area⁽¹⁾
724.51 ft²
67.31 m²

Reduced headroom
7.75 ft²
0.72 m²

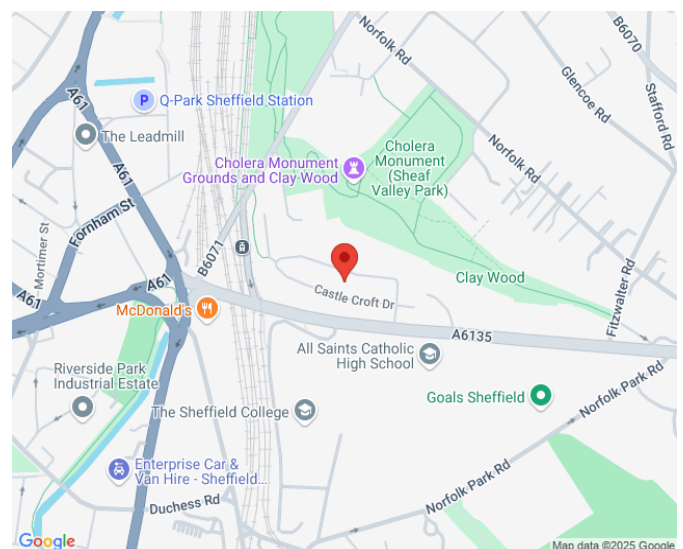
(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Contact us today to arrange a viewing...

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