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Stockwell Avenue, Sheffield, S26 5QR

BELVOIR!

OIRO £95,000



Key Features

- > One Bedroom Ground Floor Apartment
- > Private Entrance
- > Parking on Shared Driveway
- > NO CHAIN
- > Vacant Possession or Tenant in Situ
- > Kiveton Park
- > Tenure: Leasehold
- > EPC rating C

Belvoir Sheffield are delighted to present this one-bedroom ground floor apartment, ideally situated in the popular Kiveton Park area of Sheffield.

This well-maintained property benefits from its own private entrance and parking on a shared driveway with the apartment above.

Offered with no onward chain, it presents an excellent opportunity for a range of buyers — from first-time purchasers and downsizers to investors. Currently generating a rental income of £565 PCM, the apartment offers strong potential as a buy-to-let investment.



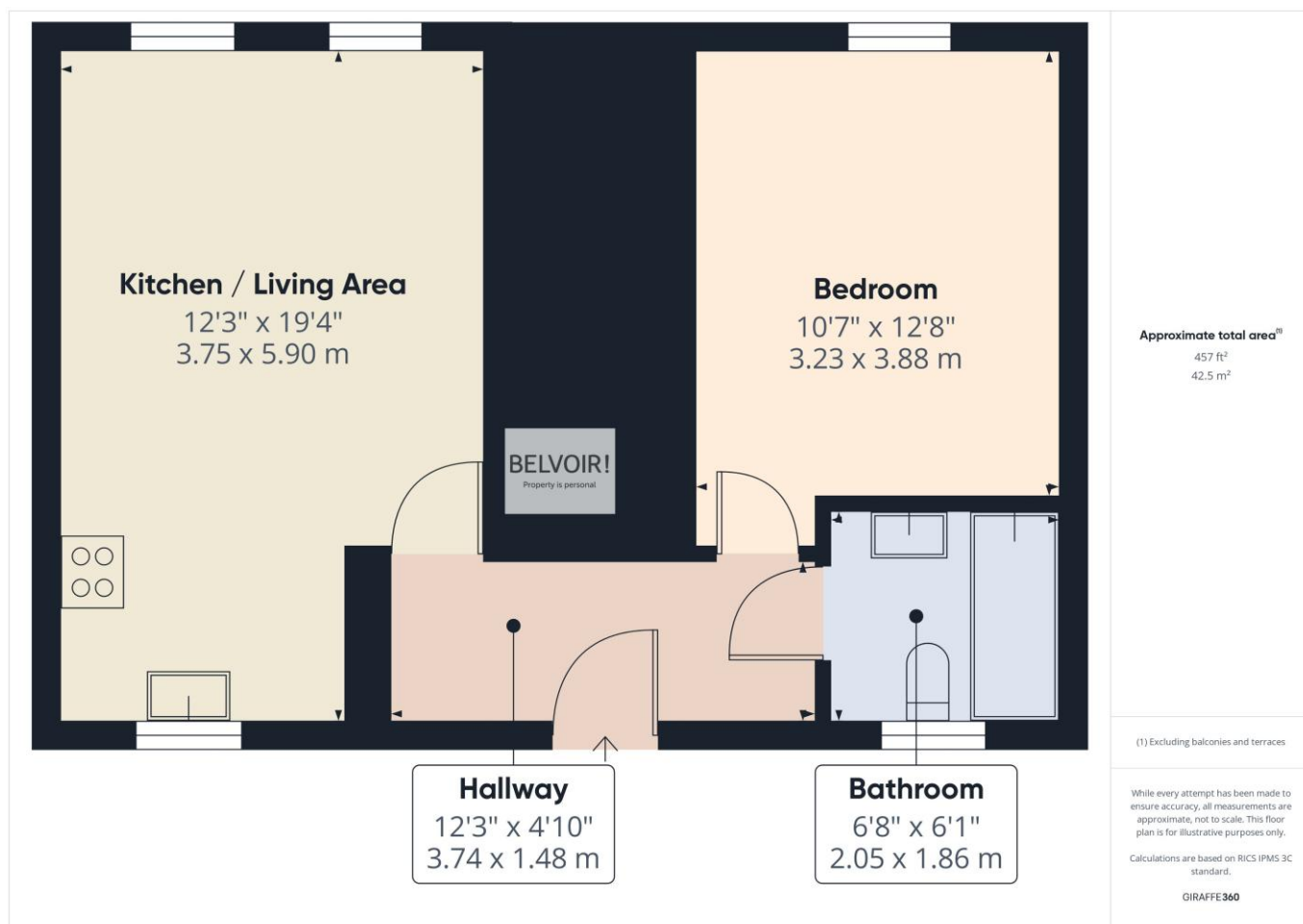
Accessed via a private entrance at the rear, this well-presented accommodation offers a thoughtfully laid-out living space ideal for individuals or couples. The property briefly comprises a spacious hallway with practical lino flooring, leading into a generously sized open-plan living and kitchen area. The kitchen is fitted with a range of modern wall and base units, complete with an integrated electric oven and gas hob. The living area benefits from neutral decor and carpeting, with two windows that provide plenty of natural light, creating a bright and airy atmosphere. There is one large double bedroom and a family bathroom featuring a three-piece suite with a shower over the bath.

Externally, there is a driveway providing off-road parking to the side of the property. Situated in the popular area of Kiveton Park, the property is conveniently located within walking distance of local schools, shops, and other amenities, with excellent transport links to the surrounding areas and city centre.

The property is currently tenanted on a monthly periodic contract at £565 per month. Notice can be served should a buyer wish to occupy the property.

Additional Information: *Lease remaining 181 years *Ground Rent £100 per annum *Service Charge is £650 and 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.



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