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Philadelphia House, 6 Cross Bedford
Street, Sheffield, S63BS

BELVOIR!

OIRO £120,000



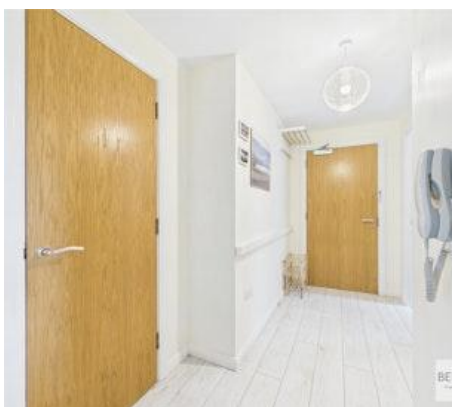
Key Features

- > Allocated Under Croft Parking
- > Two Bedroom Apartment
- > Fourth Floor
- > Ideal First Time Buy or Investment
- > Vacant Possession and No Chain
- > Close To Kelham Island
- > Tenure: Leasehold
- > EPC rating C

Belvoir Sheffield are delighted to present this well-appointed fourth floor two-bedroom apartment, ideally located on the edge of the vibrant Kelham Island district and within walking distance of Sheffield's hospitals and universities.

The apartment features two double bedrooms, a spacious open-plan living area, ideal for relaxing or entertaining, a modern family bathroom and an **ALLOCATED PARKING** space for added convenience.

Offered with no onward chain and vacant possession, this property represents an excellent opportunity for first-time buyers or investors alike, with an estimated rental income of £850 PCM ****EWS1 Approved****

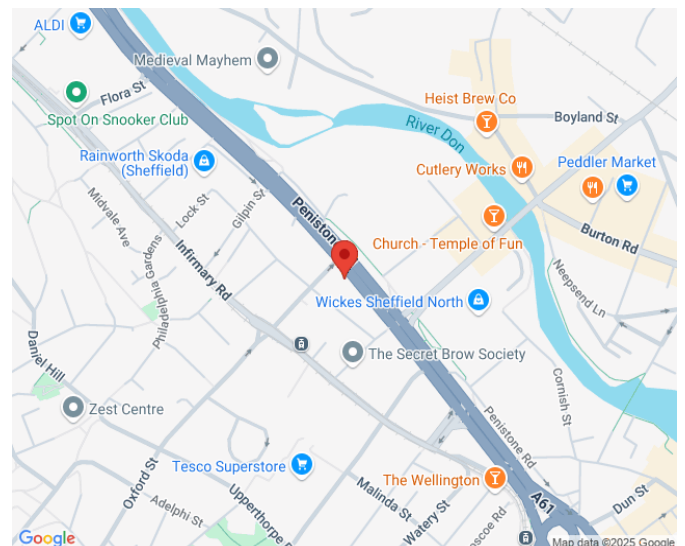


This well-presented apartment offers spacious and modern living, ideal for first-time buyers, downsizers, or investors. The accommodation briefly comprises a generous entrance hall complete with an intercom handset and a useful storage cupboard housing the water cylinder. The modern kitchen features a stylish range of wall and base units and comes fully equipped with integrated appliances including an oven, hob, extractor fan, and dishwasher. A freestanding washing machine and fridge freezer are also included in the sale. The spacious living area provides ample room for a dining table and benefits from a large window that floods the space with natural light, creating a bright and airy atmosphere. There are two well-proportioned double bedrooms and a contemporary family bathroom fitted with a three-piece suite, comprising a bath with shower over, wash basin, and WC. Additional features include an allocated under croft parking space and lift access within the block, ensuring convenience and accessibility.

Ideally located near a wide range of local amenities, this property is just a short walk from the vibrant pubs and restaurants in Kelham Island. It also offers convenient access to Sheffield's hospitals and universities. Excellent transport links are available via the SuperTram network, Sheffield train station, and the M1 motorway.

Additional Information: *Remaining Lease 231 years *Ground Rent £175 Per annum *Service Charge £2135 per annum *Council Tax Band C *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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