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Butcher Works, City Centre, Sheffield

BELVOIR!

OIRO £120,000



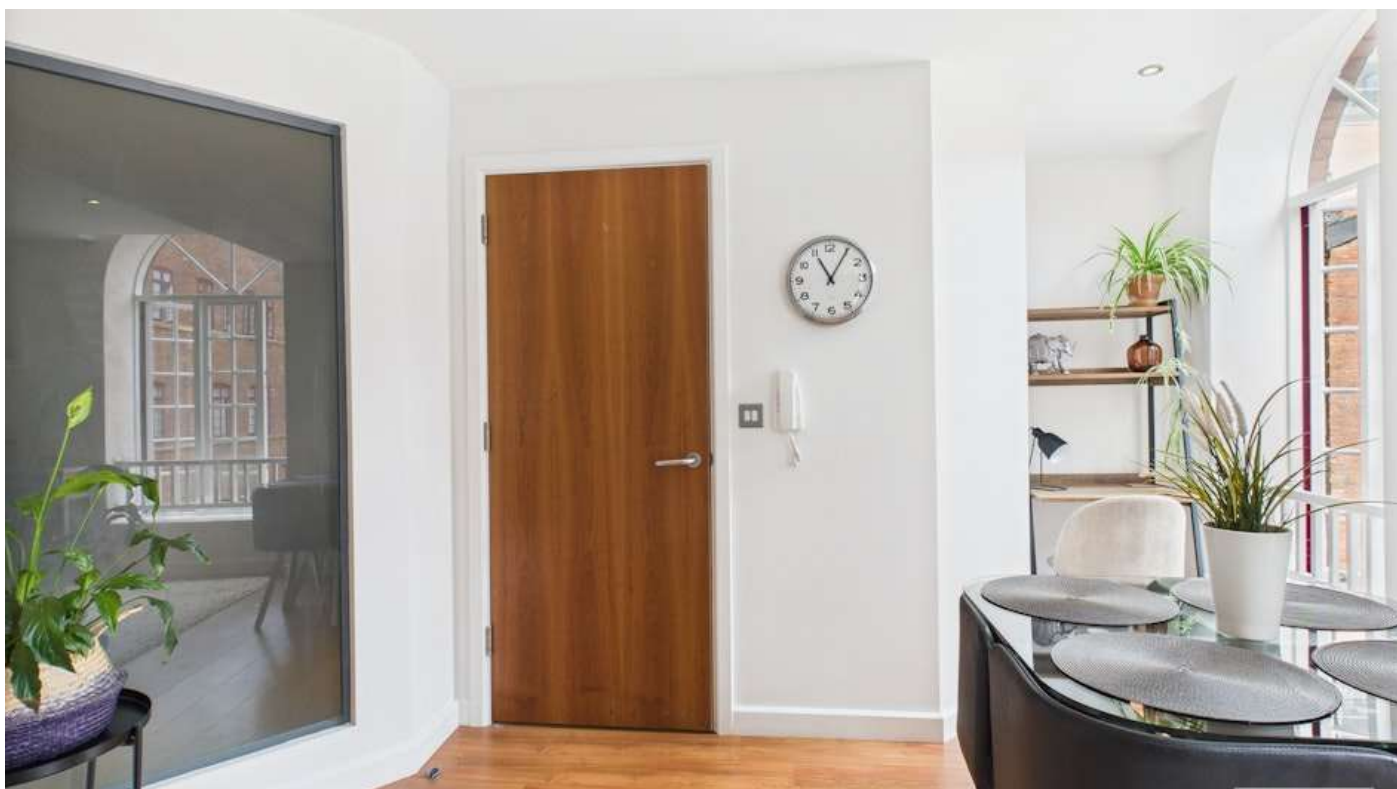
Key Features

- > One Bedroom
- > First Floor
- > Close to Universities
- > Ideal Investment or First Timer
- > Popular Butcher Works Development
- > No Chain & Vacant Possession
- > Tenure: Leasehold

Belvoir Sheffield are delighted to present this charming one-bedroom apartment located in the prestigious Butcher Works development - a Grade II listed former cutlery works nestled in the vibrant Cultural Industries Quarter. Offered with vacant possession, this characterful property is ideal for first-time buyers, young professionals, or investors seeking stylish city living.

Perfectly situated within walking distance of Sheffield Hallam University, the Train Station, and all City Centre amenities.

The apartment in brief consists of spacious open-plan living/kitchen/dining area with two large windows allowing excellent natural light,



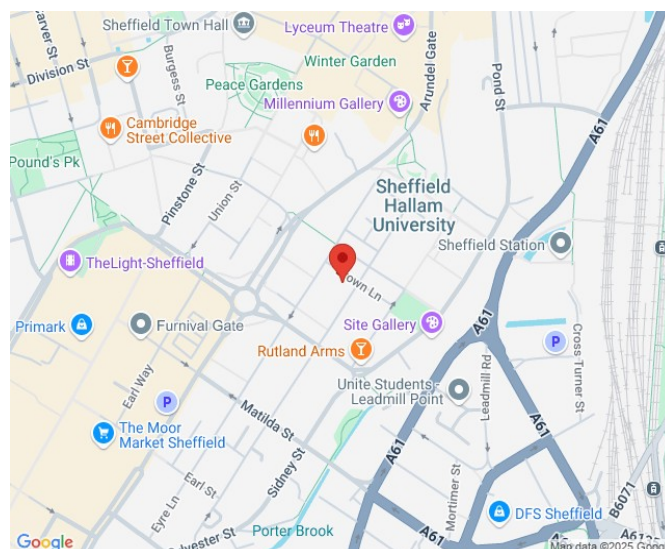
a modern kitchen with integrated appliances: oven, hob, extractor, dishwasher, and freestanding fridge freezer, one double bedroom with fitted wardrobes and a contemporary bathroom with bath and shower over, W.C., sink, and a storage cupboard housing the water cylinder. With secure communal entrance with stair access to all floors, a communal cobbled courtyard with gated entrances and perfectly located for a host of amenities and with fantastic transport links including the Sheffield Train station within walking distance.

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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