



BELVOIR!
Property is personal.



BELVOIR!
Property is personal.



BELVOIR!
Property is personal.

2  **1**  **2** 

**Holly House, Leopold Street, City Centre,
Sheffield, S1 2GT**

BELVOIR!

OIRO £180,000



Key Features

- > Stunning 2 Bedroom Apartment
 - > Converted Grade II Listed Building
 - > En Suite to Master Bedroom
 - > Second Floor
 - > Central City Centre Location
- > Vacant Possession and No Chain
 - > Tenure: Leasehold
 - > EPC rating C

Belvoir Sheffield are delighted to present this spacious second-floor two-bedroom apartment in a stunning Grade II listed building. Located in the heart of the city, the property features two generous bedrooms, an open-plan living and kitchen area with a stylish island, two bathrooms, and access to a shared private courtyard.

This stunning apartment offers spacious and modern living in one of Sheffield's most sought-after city centre locations, just moments from the vibrant Leopold Square.

Perfectly positioned for professionals, first-time buyers or investors, the property is offered with no onward chain, vacant possession, and is priced for a quick sale.



The accommodation begins with a generous entrance hallway, complete with an intercom system and a large storage cupboard that houses the water cylinder and washing machine. From here, you enter a beautifully bright and airy open-plan living and dining area, where three windows flood the space with natural light. The modern kitchen is both stylish and practical, featuring a central island and a full range of integrated appliances, including a fridge, freezer, oven, hob with extractor, and a dishwasher—ideal for both entertaining and everyday living.

The spacious master bedroom benefits from a sleek en-suite shower room with an enclosed shower, WC, and sink. A second double bedroom provides flexible accommodation, perfect for guests, sharers or working from home. A contemporary family bathroom, complete with bath, WC and washbasin, completes the interior space.

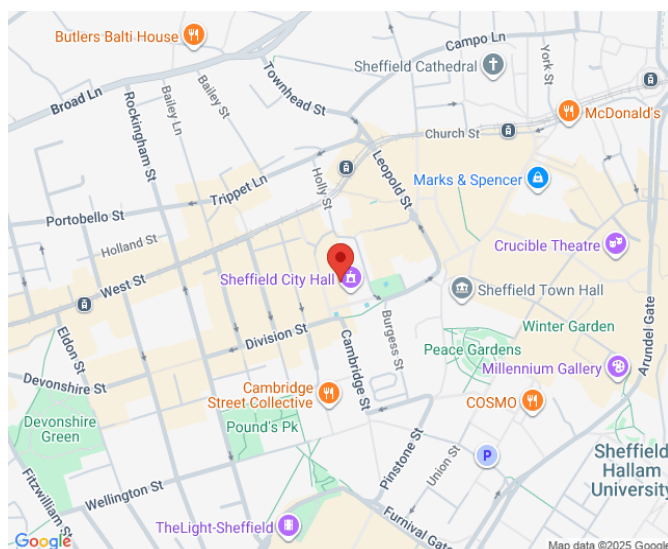
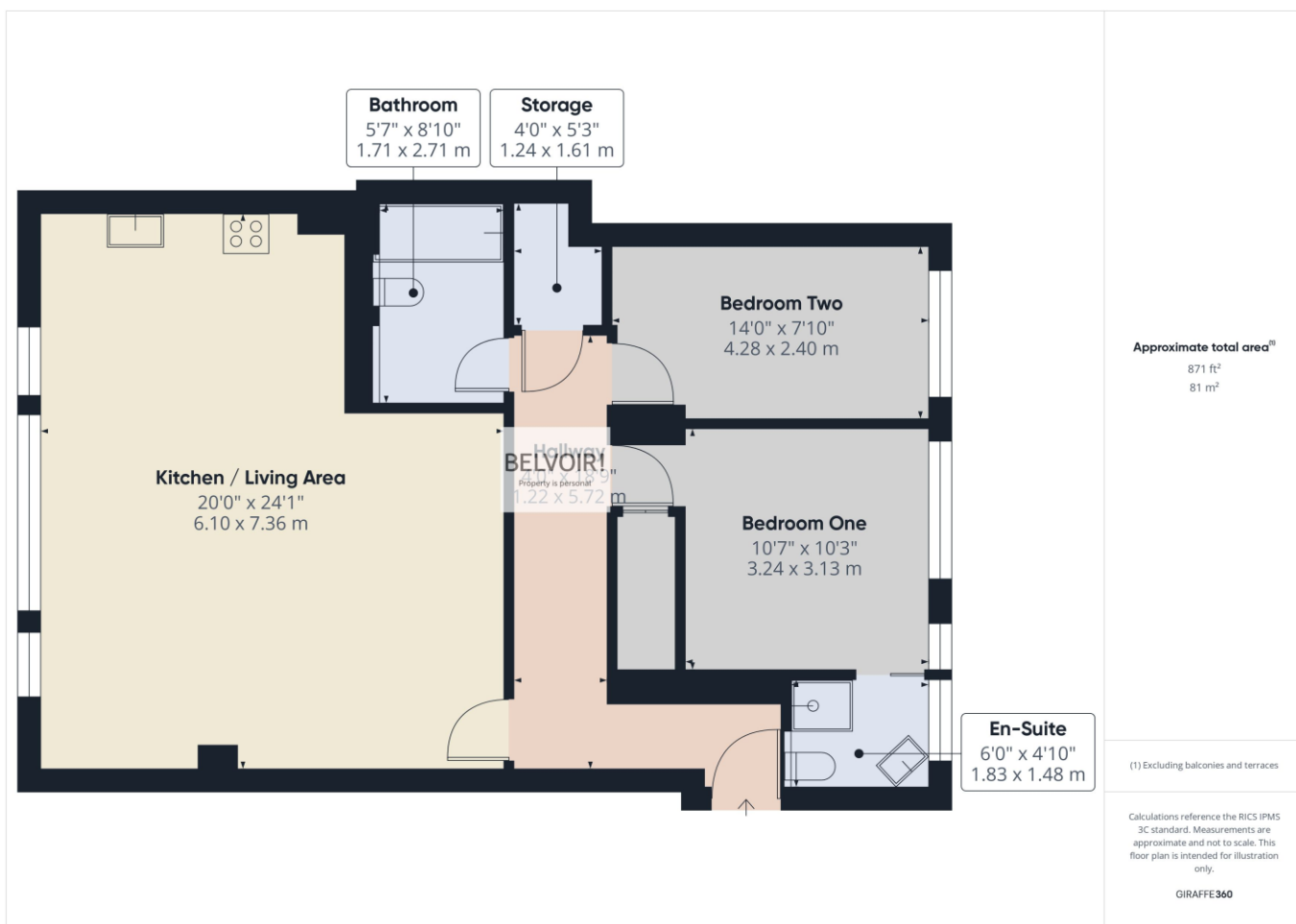
Residents also have access to a private shared courtyard—a peaceful outdoor area that offers a welcome retreat from the bustle of city life.

This fantastic location puts you just a short walk from West Street, Division Street, and the city's best cafes, bars, restaurants, and shops. Sheffield's universities, hospitals, and cultural attractions are all close by, as are excellent transport links including the Sheffield SuperTram, train station, and easy access to the M1 motorway.

Don't miss this rare opportunity to secure a beautifully presented, chain-free apartment in the heart of the city. Early viewing is highly recommended.

Additional Information: *Lease remaining: 130 years *Ground Rent £200 per annum *Service Charge £2072 per annum *Council Tax Band D *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

0114 252 5215