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St Marys Loft, 252 Burgoyne Road,
Walkley, Sheffield, S6 3QF

BELVOIR!

OIRO £175,000



Key Features

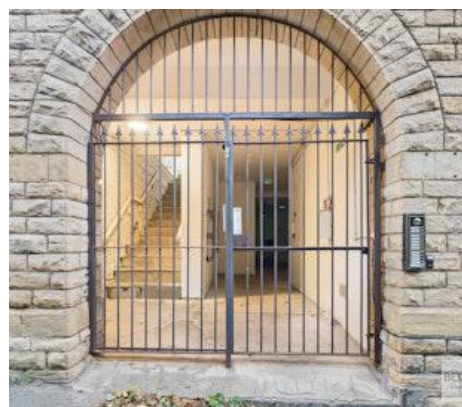
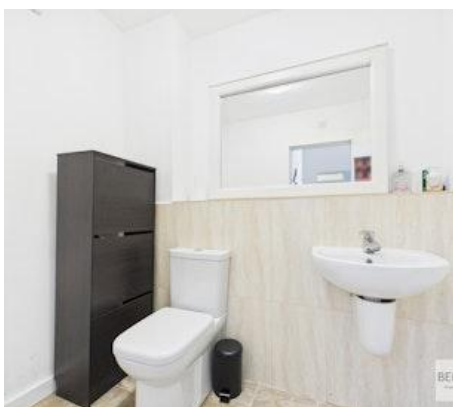
- > Duplex Apartment
 - > Walkley
- > Beautifully Presented
- > Secure Gated Access
 - > No Chain
- > Two Double Bedrooms
 - > Tenure: Leasehold
 - > EPC rating D

Belvoir is delighted to present to the market this beautifully presented duplex apartment, located in a highly sought-after area.

This spacious and stylish home offers two generous double bedrooms, a stunning contemporary bathroom, a fantastic large living area perfect for both relaxing and entertaining, and a well-proportioned kitchen with ample storage and workspace.

Ideal for first-time buyers, professionals, or investors alike, the property is offered with no onward chain, providing a smooth and straightforward purchase opportunity.

Early viewing is highly recommended.



Access to this beautifully presented apartment is via a secure gated entrance leading to a staircase that brings you to the first floor.

Upon entering the property, you'll find a door to the left that opens into a convenient downstairs WC, complete with a toilet, sink, and additional space for storage.

The heart of the home is a stunning open-plan living area offering an impressive amount of square footage, with ample space to accommodate a dining table and chairs — perfect for entertaining or relaxing. There is also a useful under-stairs cupboard providing generous storage.

The modern kitchen is well-equipped with a range of wall and base units and comes complete with integrated appliances, including an oven, hob, fridge freezer, and washing machine — all included in the sale.

Upstairs, there are two beautifully presented and spacious double bedrooms, along with a contemporary family bathroom featuring a bath with shower over, WC, sink with storage, and a handy storage cupboard that also houses the boiler.

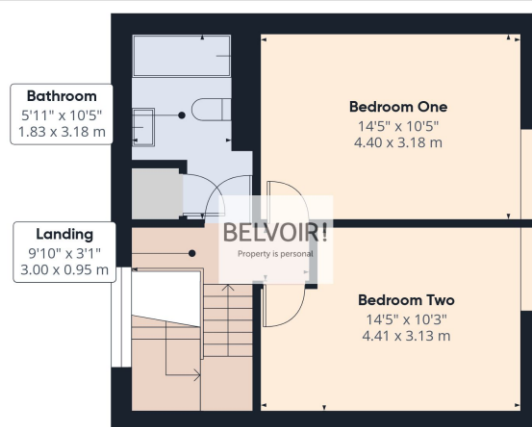
Ideally located close to a wide range of local amenities and parks, the apartment is just a short commute from Sheffield City Centre and benefits from excellent transport links.

Additional Information: *Lease remaining 115 years *Ground Rent £100 per annum *Service Charge £1738.62 per annum *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.



Floor 0



Floor 1

Approximate total area[®]
882 ft²
81.8 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Contact us today to arrange a viewing...

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www.belvoir.co.uk/offices/sheffield

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