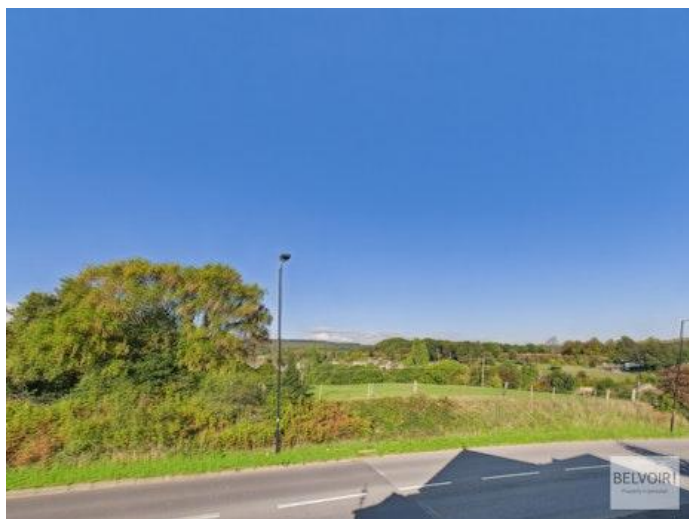




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Yews Court, 1a Greaves Road, Ecclesfield,
Sheffield, S5 9DB

BELVOIR!

OIRO £125,000



Key Features

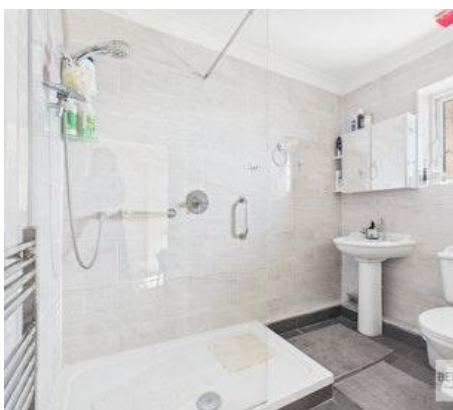
- > Two Bedroom Apartment
 - > Ecclesfield
 - > First Floor
- > Allocated Parking Space
- > Large Loft Space for Storage
 - > Nicely Presented
- > Tenure: Leasehold
 - > EPC rating C

Belvoir Sheffield are pleased to present this well-presented apartment in the sought-after area of Ecclesfield.

Close to local amenities, schools and parks, the property offers two bedrooms, a large loft for storage, allocated parking and stunning views over the field opposite.

Ideal for first-time buyers, investors or downsizers.

Early viewing is recommended.



Accessed via a metal staircase, this well-presented apartment opens into a welcoming hallway featuring a storage cupboard that houses the meters. The spacious lounge is a standout feature, boasting a charming fireplace and offering stunning views. There are two bedrooms — one double bedroom with fitted wardrobes and the second single bedroom currently used as a home office, providing versatile living space to suit your needs. The kitchen is fitted with a range of wall and base units and includes an integrated electric oven and gas hob. The boiler was installed approximately five years ago.

The bathroom is well-appointed with a partially enclosed shower, WC, wash basin, and a chrome heated towel rail.

Additional features include a loft hatch in the hallway with a pull-down ladder, providing access to a generous loft space ideal for storage and one allocated parking space. There is also a visitors car space available.

Situated in the highly sought-after village of Ecclesfield, this well-located apartment offers easy access to a range of local amenities. It's within walking distance of shops, the beautiful Ecclesfield Park, and convenient bus routes. For commuters, the M1 motorway and Chapeltown Train Station are just a short drive away, providing excellent transport links.

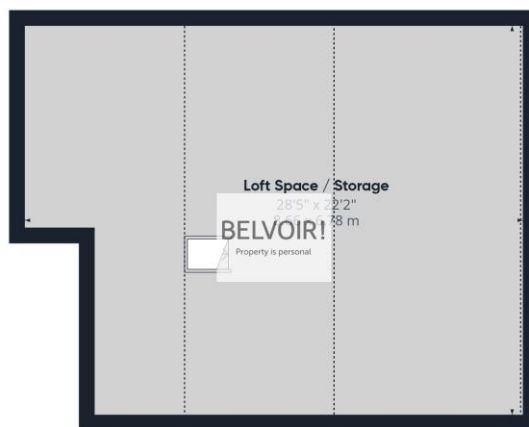
The apartment is part of a small, well-maintained block of just four residences and benefits from no formal service charges. Instead, all residents are liable for their part of the block.

Additional Information: *Lease: 771 years remaining *Ground Rent £50 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^m
1089 ft²
101.2 m²

Reduced headroom
391 ft²
36.4 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

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

GIRAFFE360



Contact us today to arrange a viewing...

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0114 252 5215