



46 Belmonte Gardens, Norfolk Park, Sheffield, S2 2QY

Saxton Mee

# 46 Belmonte Gardens

## Norfolk Park

Offers Around

# £120,000

Ideal for a first time buyer, professional couple or investor landlord alike is this well presented, two bedroom ground floor apartment with private garden set within beautiful grounds in a development just off Norfolk Road within the conservation area.

Briefly, the accommodation comprises: Entrance hallway with cloakroom storage cupboard. Two double bedrooms. Modern shower room with jet power/steam room enclosure, wash hand basin and W.C with tiling to the wet areas. Family sized lounge and dining area. Separate fitted kitchen with a range of modern units and complimentary work surfaces above, integrated double oven and gas hob, fridge/freezer and washing machine.

Outside there is garage, on site residents parking, private garden, beautifully maintained gardens and space to sit out.

Norfolk Park is a popular residential area on the outskirts of Sheffield City Centre with many local benefits including easy access to shops, eateries and schools. Regular transport links including the SuperTram network. Walking distance to Norfolk Heritage Park and Graves Park.



- 2 bed room ground floor apartment
- Modern fitted kitchen
- Beautiful private garden and sitting out space
- Garage
- Private Development with communal gardens
- Ideal for First Time buyer/professional couple/investor
- Popular location close to transport links and amenities
- Leasehold
- EPC C
- Viewing via Banner Cross office





Ground Floor Building 1



Ground Floor Building 2

Approximate total area<sup>(1)</sup>  
637.65 ft<sup>2</sup>  
59.24 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point, which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. Please note all the measurement details are approximate and should not be relied upon as exact. All plans, floor plans and maps are for guidance purposes only and are not to scale. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT. 'A Life Assurance policy may be requested.' 'Written Quotations of credit terms available on request.'

Banner Cross  
T: 0114 268 3241  
E: [bannercross@saxtonmee.co.uk](mailto:bannercross@saxtonmee.co.uk)  
[www.saxtonmee.co.uk](http://www.saxtonmee.co.uk)

Hathersage  
T: 01433 650009  
E: [hathersage@saxtonmee.co.uk](mailto:hathersage@saxtonmee.co.uk)

Bakewell  
T: 01629 815307  
E: [bakewell@saxtonmee.co.uk](mailto:bakewell@saxtonmee.co.uk)

Matlock  
T: 01629 828250  
E: [matlock@saxtonmee.co.uk](mailto:matlock@saxtonmee.co.uk)

