



Philadelphia House Cross Bedford Street, Sheffield

welcome to

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Welcome to this beautifully presented apartment located in the sought-after S6 area of Sheffield. This modern home boasts an open-plan lounge and kitchen, complete with integrated appliances, perfect for contemporary living and entertaining. The property features two well-proportioned bedrooms and a main bathroom, there is also a secure allocated parking space. This apartment offers excellent amenities, including shops, cafes, and public transport links, making it an ideal choice for those seeking convenience and comfort. Don't miss the opportunity to make this fantastic apartment your new home!





Main Reception Hall

Bedroom Two

7' 11" x 10' 8" (2.41m x 3.25m)

Main Bathroom

Bedroom One

11' 8" x 11' 2" (3.56m x 3.40m)

Lounge/Kitchen

24' 8" x 12' 4" (7.52m x 3.76m)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

welcome to

Philadelphia House Cross Bedford Street, Sheffield

- A TWO BEDROOM APARTMENT
- OPEN-PLAN LOUNGE AND KITCHEN WITH INTEGRATED APPLIANCES
- SECURE ALLOCATED PARKING
- LOCATED WITHIN THE S6 POSTCODE
- WITH EXCELLENT LOCAL AMENITIES AND TRANSPORT LINKS

Tenure: Leasehold EPC Rating: C

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£125,000



Please note the marker reflects the
postcode not the actual property

view this property online [williamhbrown.co.uk/Property/SBC107605](https://www.williamhbrown.co.uk/Property/SBC107605)



Property Ref:
SBC107605 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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