





46 Little Kelham Street

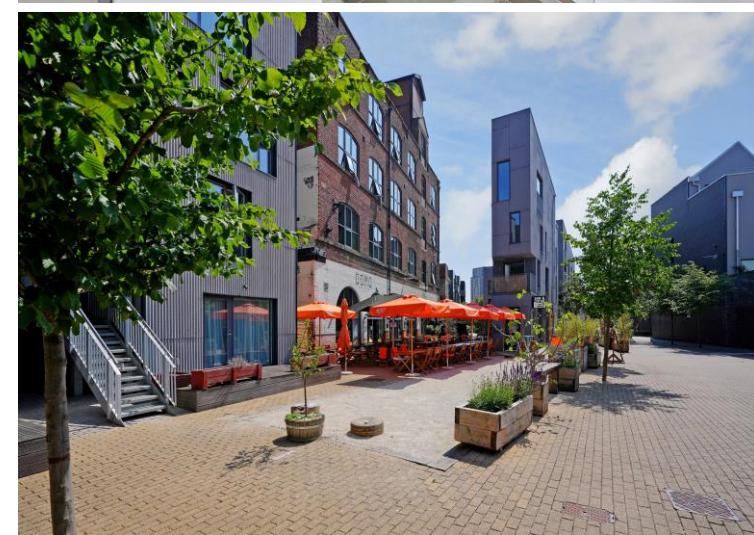
Sheffield • South Yorkshire • S3 8DF

Guide Price £170,000 - £180,000

Ideally located in the heart of Little Kelham is a stunning one double bedroom duplex, eco-friendly apartment. The property benefits from triple glazed windows, electric heating and an under-croft allocated car parking space. Offering stylish accommodation in one of Sheffield's most trendy, sought after locations. No chain. External stairs rise to a private entrance on the first floor, which opens into an inner hallway. On entry level is a spacious front facing double bedroom presented in a neutral palette with generous window allowing a stream of natural light and views over Little Kelham. The shower room is partially tiled with a walk in rainfall shower, floating hand wash basin and WC. Stairs lead to the open plan flexible living area complemented by a full height front facing window. A versatile open plan design with fully fitted contemporary kitchen located to far end equipped with a Bosch oven, induction hob, fridge and freezer. A separate utility cupboard provides plumbing for a washing machine and houses the water cylinder. Outside, there is an allocated under-croft car parking space with an electric remote control door for entry. Little Kelham is a mixed use development with low traffic (access only.) As well as having a range of facilities to offer in Kelham, a prospering, fashionable area with an array of bars, restaurants and coffee shops, the apartment is also well placed for access to the city centre, hospitals, universities and the motorway.

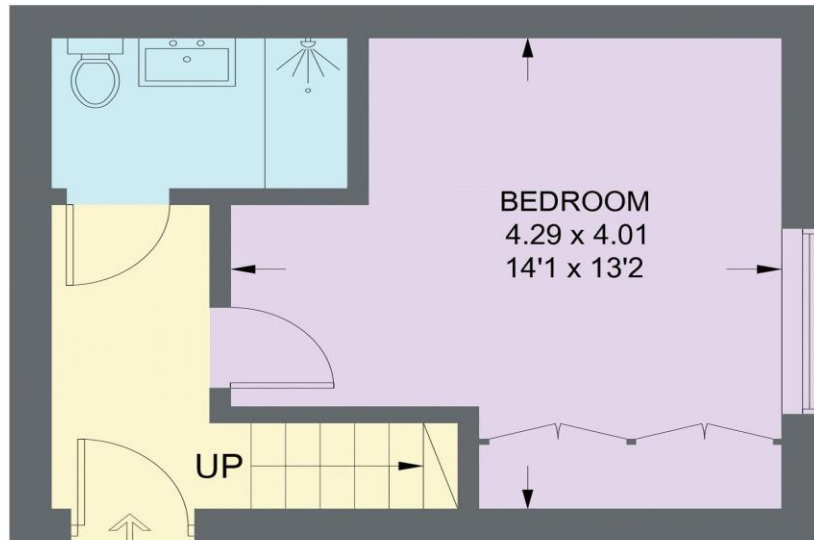


- 1 Bedroom Duplex Apartment
- First Floor, Private Entrance
- Stylish Modern Accommodation
- Light & Airy Open Plan Design
- Contemporary Kitchen & Integrated Appliances
- Trendy Location In Little Kelham
- Secure Under-Croft Allocated Parking
- Service Charge - £1024.26 - Form Management
- Freehold Apartment in a Leasehold Community
- Council Tax Band B, EPC Rating B

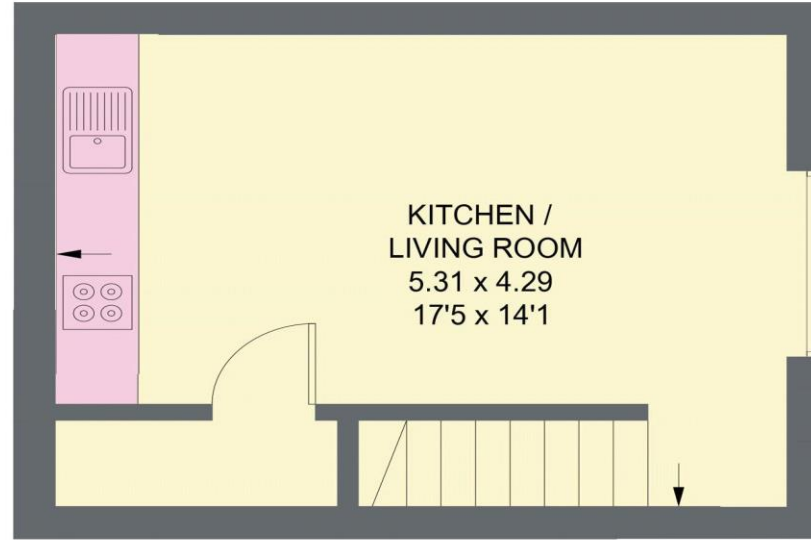


46 LITTLE KELHAM STREET

APPROXIMATE GROSS INTERNAL AREA = 45.7 SQ M / 491 SQ FT



GROUND FLOOR
22.9 SQ M / 246 SQ FT



FIRST FLOOR
22.8 SQ M / 245 SQ FT



(NOT SHOWN IN ACTUAL
LOCATION / ORIENTATION)

Illustration is for identification purposes only,
measurements are approximate, not to scale.

(ICNMRP2025)

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.