

## Marketing Preview



**Flat 10 Balaclava House, 62 Queen Victoria Road, Sheffield, S17 4HT**

**£175,000**

**Bedrooms 2, Bathrooms 1, Reception Rooms 1**





CHAIN FREE! A fantastic opportunity to purchase this two double bedroom first floor flat which is situated in a well sought after area of Bradway. Being well presented, light and spacious throughout. Offering beautiful communal gardens, great views and allocated parking. Close to amenities and road links to the City Centre. Perfect for first time buyers , professional couples and small families!

### SUMMARY

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### HALLWAY

Enter into the spacious and welcoming hallway with neutral decor and vinyl flooring. Ceiling light, radiator and storage cupboard. Doors to the lounge, kitchen, two bedrooms and bathroom.

### LOUNGE/DINER 15'11" x 11'10"

A large and spacious reception room with neutral decor and carpeted flooring. Ceiling light, radiator and two windows with lovely views.

### KITCHEN 8'8" x 6'10"

Fitted with ample wall and base units, contrasting worktops and tiled splash back. Integrated oven and 5 ring hob. Space for a full height fridge/freezer, dishwasher and washing machine. Ceiling light, laminate flooring and window.

### BEDROOM ONE 12'0" x 11'10"

A spacious, double bedroom with neutral decor and carpeted flooring. Ceiling light, radiator and window.

### BEDROOM TWO 8'10" x 10'11"

A second double bedroom with carpeted flooring. Ceiling light, radiator and window.

### BATHROOM 5'10" x 7'1"

Comprising of a jacuzzi bath, shower, sink and close coupled WC. Ceiling light and radiator. Neutral decor, tiled walls and tiled flooring.

### OUTSIDE

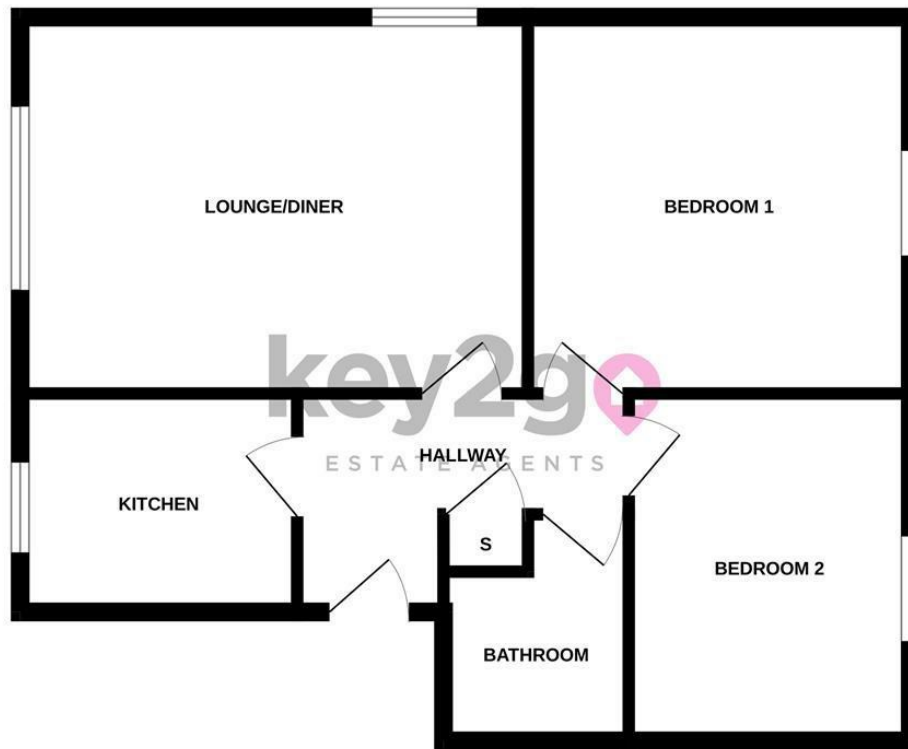
Outside the property is attractive and well maintained communal gardens and a private car park with an allocated parking space.

### PROPERTY DETAILS

**\*\* THE OWNER OF THIS PROPERTY HAS A DIRECT CONNECTION WITH A MEMBER OF STAFF AT KEY2GO ESTATE AGENTS \*\***

- LEASEHOLD, 148 YEARS REMAINING, £25PA GROUND RENT, £105PCM SERVICE CHARGE
- FULLY UPVC DOUBLE GLAZING
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND B - SHEFFIELD CITY COUNCIL

GROUND FLOOR  
583 sq.ft. (54.2 sq.m.) approx.



TOTAL FLOOR AREA: 583 sq.ft. (54.2 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 