



Holland Road, Sheffield, S2 4UT



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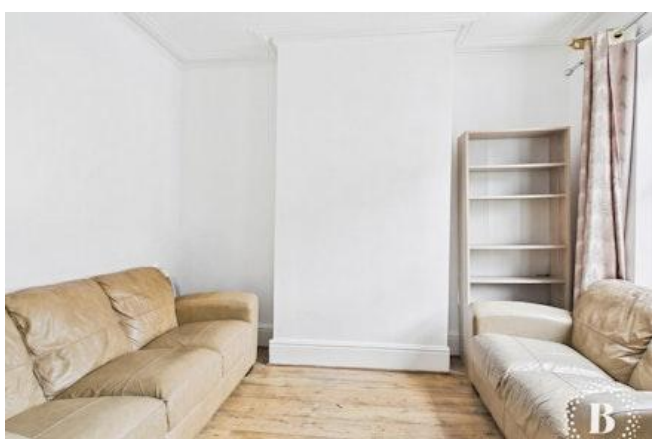
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### Offers in excess of £180,000

- Three Bedroom Terraced House
- Popular Location
- Ideal Investment or First Time Buyer Home
- Vacant Possession
- No Chain
- Spacious
- Leasehold
- EPC rating D

Because property is personal with...

# Belvoir



Belvoir Sheffield are pleased to present to the market this well-proportioned three-bedroom mid-terrace property, ideally located in the ever-popular area of Sharrow.

The property offers spacious and versatile accommodation set over three floors, making it an ideal purchase for first-time buyers, families, or investors alike.

To the ground floor, there is a good-sized living room along with a generous dining kitchen, fitted with a range of units and offering ample space for a dining table—ideal for modern living and entertaining. A door from the kitchen provides access to the cellar, which has been plastered and offers excellent additional storage or potential for further use.

On the first floor, you will find a well-presented family bathroom comprising a bath with shower over, WC, and wash basin. Also on this level is the main bedroom, an exceptionally spacious double room with the added benefit of a useful storage cupboard, along with a further small double bedroom.



To the second floor is a further spacious double bedroom set within the attic, complete with a Velux window, allowing plenty of natural light and creating a bright and airy space.

Externally, the property benefits from a rear courtyard with shared access, providing a low-maintenance outdoor area along with a out building that has been refurbished as storage for bikes/yard tools.

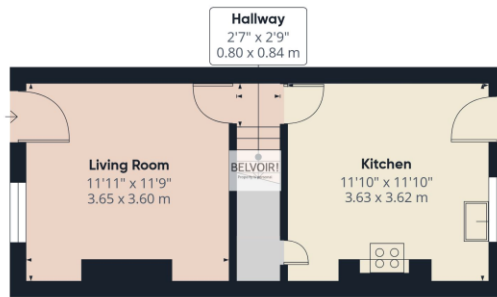
The location in Sharrow is highly sought after due to its excellent amenities and proximity to the city centre. You'll find a wide range of local shops, cafes, and restaurants along nearby Ecclesall Road and London Road, as well as well-regarded schools, green spaces such as Endcliffe Park, and convenient transport links offering easy access into Sheffield city centre and beyond.

\*Lease remaining 649 years \*Ground Rent £2.50 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.



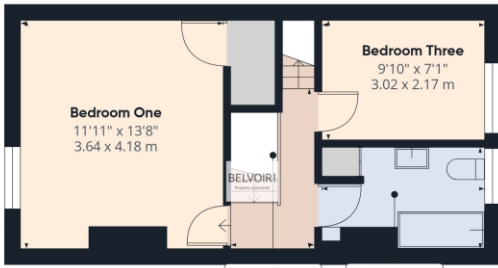
Floor -1



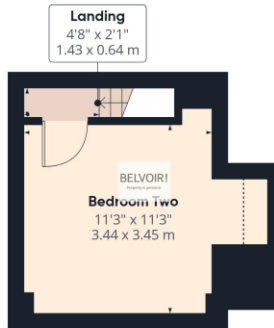
Floor 0

**Approximate total area<sup>(1)</sup>**  
805 ft<sup>2</sup>  
74.7 m<sup>2</sup>

**Reduced headroom**  
6 ft<sup>2</sup>  
0.5 m<sup>2</sup>



Floor 1



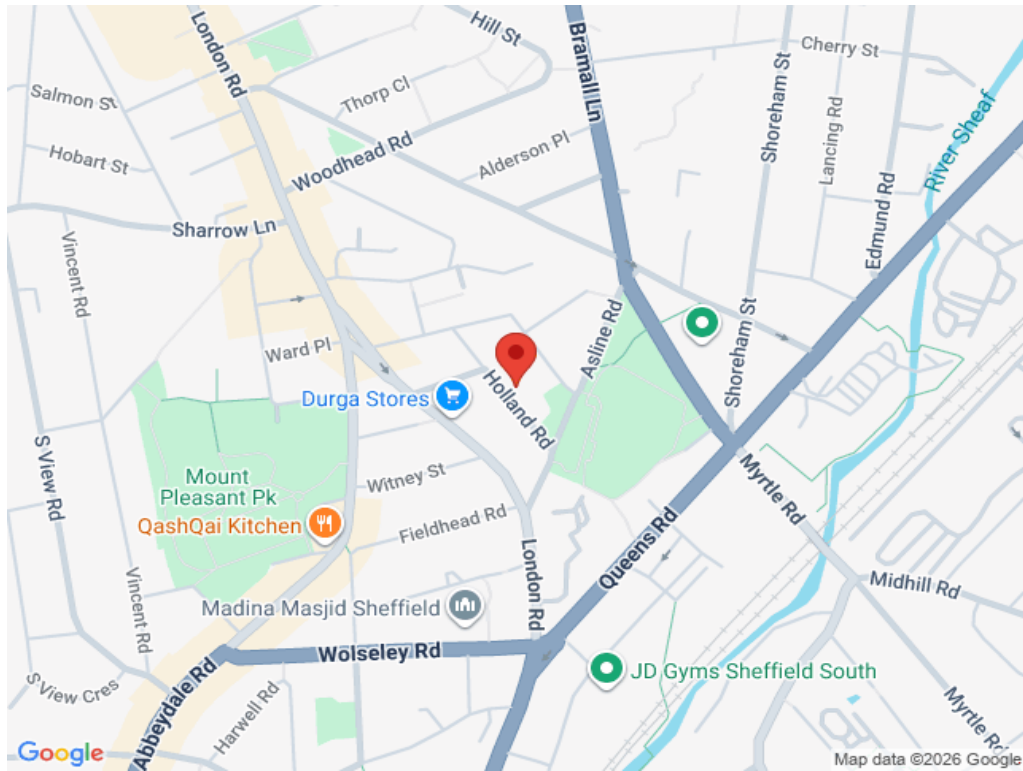
Floor 2

(1) Excluding balconies and terraces

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

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

GIRAFFE360



# Belvoir

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