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Ironside Road, Gleadless,  
Sheffield, S14 1FJ

OIRO £80,000

**BELVOIR!**



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Prop

## Key Features

- > Two Double Bedrooms
  - > Maisonette
  - > No Chain
  - > Spacious
  - > Gleadless
- > Excellent Views
- > Tenure: Leasehold
- > EPC rating D

Belvoir Sheffield are delighted to present this well-appointed first-floor maisonette, offered to the market with no onward chain. Featuring two generous double bedrooms, a spacious living area, and a balcony boasting beautiful views.

Situated in a popular residential location with excellent transport links, it is ideally suited to first-time buyers, investors, or downsizers. With a potential rental income of £700+ PCM, it also represents a strong investment opportunity.



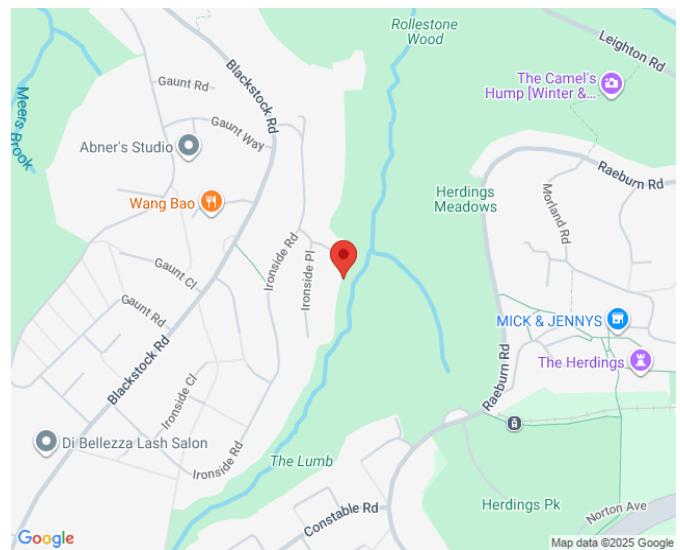
This well-presented maisonette offers bright, spacious accommodation throughout and is ideal for first-time buyers, professionals or investors. The property opens directly into a generous dining kitchen, fitted with a wide range of wall and base units and benefitting from integrated appliances including a fridge freezer, washer, gas oven and electric hob, all of which are included in the sale. The kitchen also features a gas boiler providing hot water and is connected to a central gas supply. A breakfast bar with seating provides a relaxed dining space. The good-sized living area offers ample room for a dining table and features sliding patio doors that lead out to a balcony enjoying wonderful views. To the first floor there are two well-proportioned double bedrooms, with the main bedroom featuring a built-in storage cupboard and access to a small Juliette-like balcony. The landing provides further storage via a large built-in cupboard, and the modern family bathroom is fitted with a corner bath, wash basin with vanity storage and WC. All rooms benefit from high-quality laminate flooring.

Residents also benefit from a private storage room within the block, with its own water and electricity supply. The property enjoys excellent transport links, with the SuperTram network and bus stop for routes 1, 48, 47 and 20 just a few steps away. Shops including a pharmacy, parks and schools are all within easy strolling distance.

This is a fantastic opportunity to purchase a spacious home in a convenient and well-connected location, and early viewing is highly recommended.

**Additional Information:** \*Lease end date 2131 \*Service Charge is £494 per annum and Ground Rent is fixed at £10 per annum \*Annual District Heating cost £431 \*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.



Contact us today to arrange a viewing...

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