



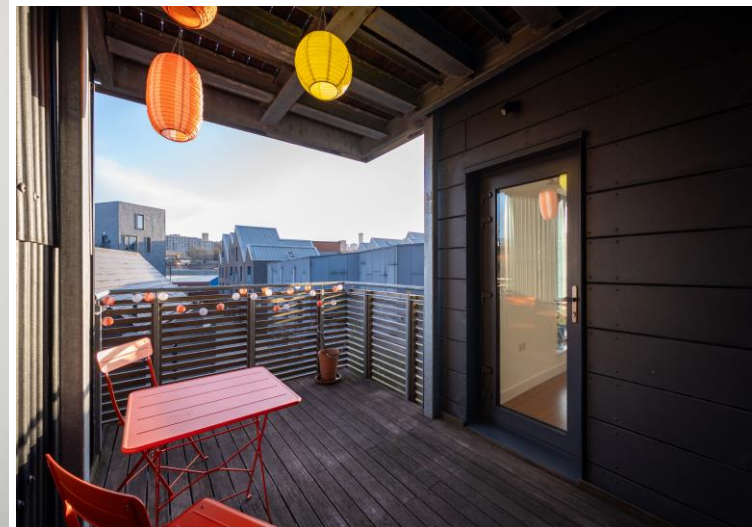


10 Cotton Mill Walk

Kelham Island • Sheffield • S3 8DH

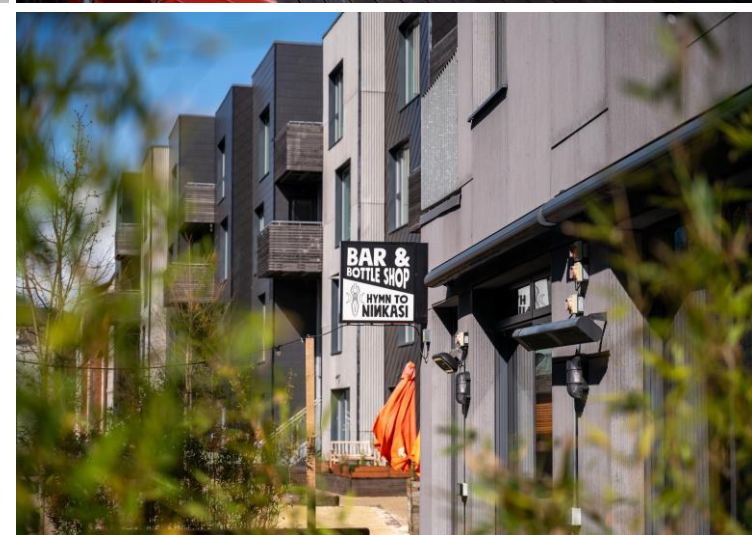
Guide Price £180,000 - £190,000

Located in the heart of Little Kelham is this fabulous one double bedroom duplex eco-friendly apartment, complete with a private balcony. Finished to a high standard throughout, the property benefits from triple-glazed windows and app-controlled central heating with heat pads, offering both comfort and energy efficiency. The property opens on the ground level into an entrance hallway, leading to a modern shower room and a spacious double bedroom. The bedroom is light and airy, featuring a generous window and neutral décor, creating a calm and inviting space. Stairs rise to the first floor where you'll find an impressive open-plan living area. This versatile space is flooded with natural light from a striking full-height front window overlooking Kelham. To the rear is a fitted kitchen with sleek white gloss units, incorporating an integrated oven, fridge, freezer, and electric hob, along with a range of wall and base units. A useful utility cupboard houses the water tank, providing additional storage. From the living area, a door leads out onto a private, undercover decked balcony, offering a pleasant outlook over Little Kelham, perfect for relaxing or entertaining. Little Kelham, situated in Sheffield S3, is a highly sought-after and award-winning development that seamlessly blends historic character with contemporary living. Set within the wider Kelham Island district, the area is renowned for its vibrant community atmosphere, striking industrial architecture, and an excellent selection of independent cafés, bars, and restaurants. Residents enjoy easy access to Sheffield city centre, along with nearby green spaces and riverside walks. With superb transport links and a strong sense of place, Little Kelham offers an ideal balance of urban convenience and lifestyle appeal.



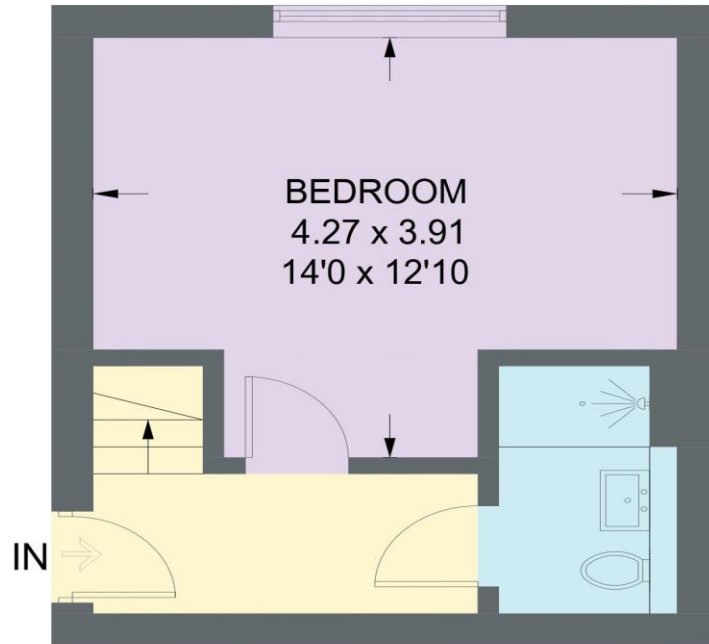
- Duplex Apartment in Little Kelham
- Eco Friendly Development
- Contemporary Kitchen with Appliances
- Flexible Open Plan Living
- Light & Airy Accommodation

- Fabulous Private Balcony
- Views Over Little Kelham
- Leasehold 999 years from 07/07/2016 £150pa
- Service Charge TBC
- Council Tax Band B, EPC Rating B

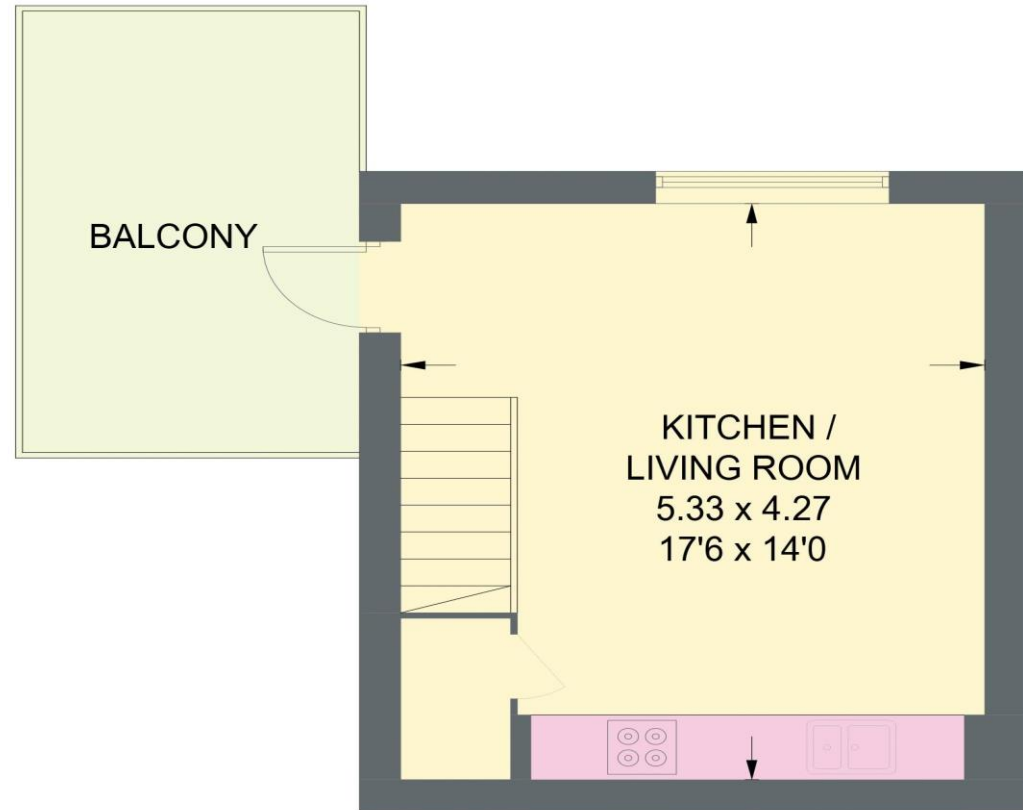


10 COTTON MILL STEET

APPROXIMATE GROSS INTERNAL AREA = 45.8 SQ M / 492 SQ FT



FIRST FLOOR
22.9 SQ M / 246 SQ FT



SECOND FLOOR
22.9 SQ M / 246 SQ FT

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

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.