



Holywell Heights, Wincobank, Sheffield, S4 8AU

£110,000

2 1 1



Why You'll Love It

This attractive apartment has been thoughtfully designed to maximise both space and natural light, creating a welcoming home that is ready to continue generating rental income from day one. The open-plan living area forms the heart of the property, offering a versatile space for relaxing, dining and entertaining. Large windows allow light to flood the room, while the contemporary layout creates an airy and sociable atmosphere.

The fitted kitchen sits seamlessly within the living space, providing ample storage and worktop space, making it practical for everyday living. Whether preparing meals or enjoying time with family and friends, the open-plan design ensures the space remains connected and inviting.

Both bedrooms are generously sized, with the principal bedroom offering plenty of room for wardrobes and additional furniture. The second bedroom is equally versatile, making it ideal as a guest bedroom, home office or additional sleeping accommodation. Completing the apartment is a modern bathroom fitted with a contemporary suite, finished in neutral tones to suit a variety of tastes.

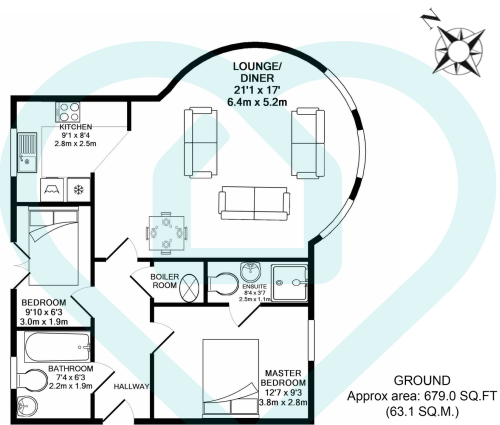
The property has been well maintained throughout, allowing any purchaser to enjoy a straightforward investment with minimal immediate work required. Being sold with a tenant in situ, it presents an ideal opportunity for buy-to-let investors looking to expand their portfolio with an income-producing property.

Why We Love It

Holywell Heights is a sought-after residential development offering excellent convenience for commuters and professionals alike. Sheffield City Centre is just a short distance away, providing an extensive range of shops, restaurants, bars and leisure facilities, while nearby transport links offer easy access to the wider city and motorway network.

The property also benefits from a designated parking space, providing valuable off-road parking for residents. Green spaces, local amenities and public transport are all within easy reach, making this





Whilst every attempt has been made to ensure the accuracy of the floor plan 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 tenant/ purchaser.

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- Sold With Tenant In Situ
- Two Bedroom Apartment
- Family Bathroom
- Good Transport Links
- Close To Meadowhall Shopping Centre
- Great Investment Opportunity
- Good Sized Open Plan Living
- Well Presented Throughout
- Designated Parking Space
- Good Access To Sheffield and Surrounding Areas



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

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