



Stockwell Avenue, Kiveton
Park, Sheffield, S26 5QR



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OIRO £95,000

- One Bedroom Ground Floor Apartment
- Private Entrance
- Parking on Shared Driveway
- NO CHAIN
- Vacant Possession or Tenant in Situ
- Kiveton Park
- Leasehold
- EPC rating C

Because property is personal with...

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Belvoir Sheffield are delighted to present this well-maintained one-bedroom ground floor apartment in the popular area of Kiveton Park.

Benefiting from its own private entrance, shared driveway parking, and offered with no onward chain, this property is ideal for first-time buyers, downsizers, or investors.

Currently achieving a rental income of £615 PCM, it also offers excellent buy-to-let potential.

Accessed via its own private entrance to the rear, this well-presented ground floor apartment offers spacious and well-planned accommodation, ideal for first-time buyers, downsizers, or investors alike.



The property briefly comprises an entrance hallway, leading through to a bright and spacious open-plan lounge and kitchen. The kitchen is fitted with a range of modern wall and base units, complemented by an integrated electric oven and gas hob, providing a functional and stylish space for everyday living.

The lounge benefits from neutral decor, fitted carpets, and two windows that allow an abundance of natural light to fill the room, creating a bright and inviting atmosphere. The apartment also offers a generous double bedroom and a well-appointed bathroom comprising a three-piece suite with a shower over the bath. Externally, the property benefits from off-road parking on a shared driveway to the side of the building.

Situated in the sought-after village of Kiveton Park, the property is within easy walking distance of local shops, schools, and everyday amenities. Excellent road and rail links provide convenient access to Sheffield, Rotherham, Worksop, and the surrounding areas.

The property is currently let at £615 PCM, offering an attractive investment opportunity. Alternatively, notice can be served on the tenant should a purchaser wish to occupy the property themselves.

Additional Information: *Lease remaining 181 years *Ground Rent £100 per annum *Service Charge is £650 and 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.'





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