



Stockwell Avenue, Kiveton
Park, Sheffield, S26 5QR



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OIRO £95,000

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

Because property is personal with...

Belvoir



Belvoir Sheffield is delighted to offer to the market this spacious and well-presented one-bedroom first-floor apartment, ideally situated in the highly sought-after area of Kiveton Park.

Benefitting from its own private entrance, allocated off-road parking and a generous internal layout, this property is offered to the market with no onward chain, making it an ideal purchase for first-time buyers, downsizers or investors alike.



The accommodation is accessed via a private entrance to the front of the property, with stairs leading to a first-floor hallway, enhanced by a skylight that fills the space with natural light.

At the heart of the home is the spacious open-plan lounge and kitchen, offering a comfortable and versatile living space. The kitchen is fitted with a range of modern wall and base units, complemented by an integrated electric oven and gas hob, while the lounge provides ample space for both relaxing and dining.

The property further benefits from a generously sized double bedroom and a contemporary bathroom, fitted with a three-piece white suite and a shower over the bath.

Externally, the property enjoys allocated off-road parking to the side, providing added convenience.

Ideally located in the popular residential area of Kiveton Park, the apartment is within easy walking distance of a range of local amenities, including shops, schools and everyday conveniences. Excellent transport links, including nearby road and rail connections, provide straightforward access to Sheffield, Rotherham and the surrounding areas.

The property is currently tenanted, generating a rental income of £615 per calendar month. For buyers wishing to occupy the property as their own home, notice can be served to the tenant, making this an excellent opportunity for both owner-occupiers and investors.

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.



Floor 0



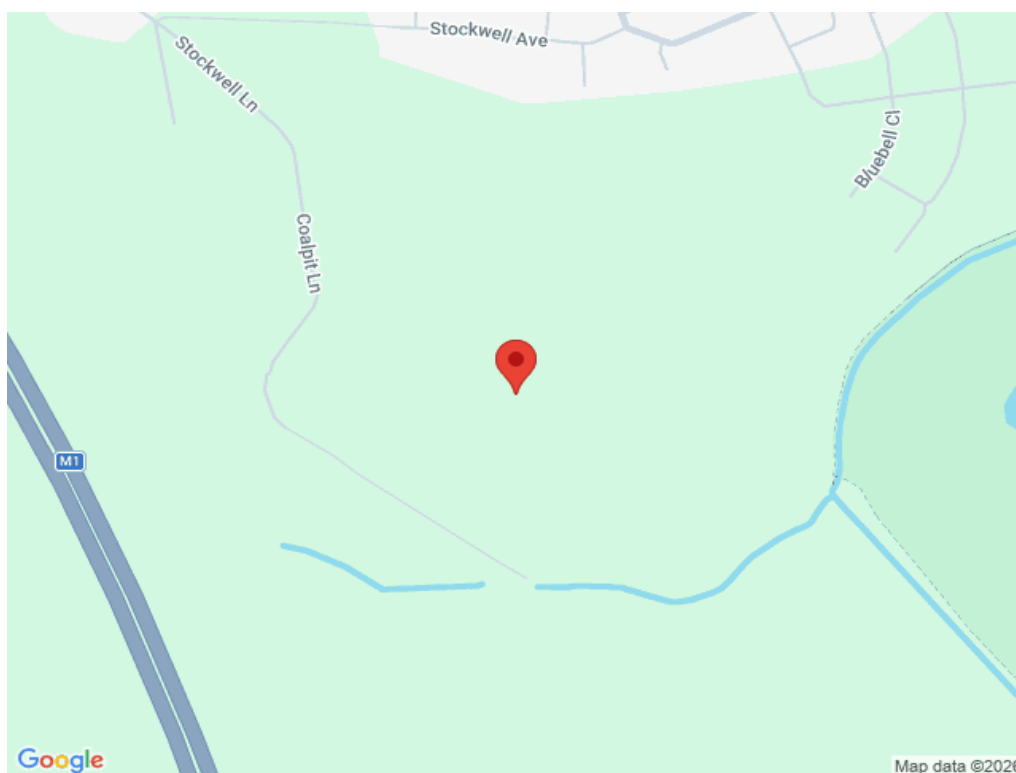
Floor 1

Approximate total area[®]
539 ft²
50 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.
Calculations are based on RICS IPMS 3C standard.

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Belvoir

Belvoir Sheffield

0114 252 5215

enquiries@belvoir.co.uk