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Cowley Road, Oughtibridge,
Sheffield, S35 0FZ

BELVOIR!

Offers in excess of £165,000



Key Features

- > Highly Sought After Location
 - > Two Bedroom Terraced
 - > Allocated Parking Space
- > Beautiful Low Maintenance Rear Garden
- > Ideal First Time Buyer Home
 - > Quiet Cul-de-sac Location
 - > Tenure: Leasehold
 - > EPC rating C

Belvoir Sheffield are delighted to present this stylish two-bedroom home in the sought-after Oughtibridge area.

Featuring a modern dining kitchen, well-proportioned living space, and an impressive private rear garden, the property enjoys a peaceful cul-de-sac location with lovely views from the first-floor window.

Perfect for first-time buyers, this home is ready to move into and must be seen to be fully appreciated.

Early viewing is highly recommended.



The property features a welcoming lounge and a modern kitchen, installed just two years ago, with space for a dining table and cellar access via a hatch in the floor. The first floor comprises a large double bedroom with beautiful views and a second single bedroom, alongside a contemporary bathroom installed four years ago, complete with enclosed shower, WC, sink, and chrome towel rail. Outside, the rear garden is split over three levels, offering low-maintenance patio and decked areas perfect for entertaining. The property also benefits from an allocated parking space and a fully compliant Grade 2 alarm system included in the sale.

Oughtibridge is a highly sought-after village on the outskirts of Sheffield, offering the perfect balance of city convenience and village charm. The area is known for its friendly community atmosphere, scenic surroundings, and excellent local amenities, including shops, cafes, pubs, and schools. With beautiful walks along the nearby River Don and access to surrounding countryside, it's ideal for families, professionals, or anyone seeking a peaceful yet well-connected location. Regular bus routes and easy road links provide quick access to Sheffield city centre, making Oughtibridge a popular choice for commuters and city dwellers alike.

*Lease remaining: 924 years *Ground Rent: Vendors have never had any ground rent demands *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⁽¹⁾
 525 ft²
 48.6 m²

Reduced headroom
 2 ft²
 0.2 m²

(1) Excluding balconies and terraces

Reduced headroom
 ----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Contact us today to arrange a viewing...

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www.belvoir.co.uk/offices/sheffield

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