



Colver Road, Sharrow,
Sheffield, S2 4UP



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OIRO £250,000

- Four Double Bedrooms
- Three Bathrooms
- Extended to the Rear
- Popular Location
- Walking Distance to Sheffield City Centre
- Large Cellar for Storage
- Leasehold
- EPC rating C

Because property is personal with...

Belvoir



Belvoir Sheffield are delighted to bring to the market this spacious and well-presented four double bedroom terraced property, situated in the highly sought-after area of Sharrow and offered for sale with no onward chain.

Extended to the rear on the ground floor, the property offers generous and versatile accommodation arranged over three floors, making it an ideal home for families, professional sharers or investors.

Upon entering, the property benefits from a welcoming living room featuring a characterful bay window, which flows through into a separate dining area. To the rear is the impressive extended kitchen, providing excellent space for both cooking and entertaining. The kitchen is fitted with a range of wall and base units, a useful breakfast bar area and a Velux roof light providing plenty of natural light. A range cooker and fridge freezer are also included in the sale.

The ground floor further benefits from a useful shower room accessed from the kitchen, while the property also has the added advantage of a carpeted cellar with fitted cupboards, providing excellent additional storage space.



To the first floor are two spacious double bedrooms along with the main family bathroom. The bathroom is well appointed with a bath and shower over, WC and wash basin.

The second floor provides a further two double bedrooms and an additional shower room, fitted with an enclosed shower cubicle, WC and wash basin. With three bathrooms in total, the property offers a particularly practical layout for a growing family or professional sharers.

Externally, there is a small rear yard providing a low-maintenance outdoor space.

The property is ideally located in Sharrow, an increasingly popular and well-connected area of Sheffield. There is a fantastic selection of local amenities close by, with a wide range of independent shops, cafes, bars and restaurants available along London Road and Ecclesall Road. The property is also conveniently positioned for access to Sheffield city centre, with excellent public transport links providing easy access to the wider city and surrounding areas.

For those who enjoy the outdoors, the property is within easy reach of a number of popular green spaces, including Endcliffe Park and the surrounding Porter Valley.

*Lease remaining 648 years *Ground Rent approximately £10 per annum *Council Tax Band A *As advised by Vendors

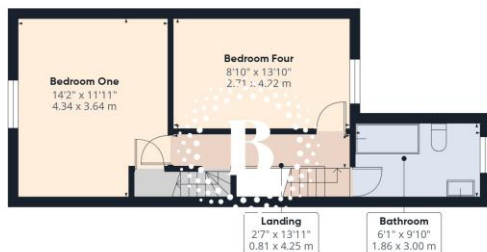
Disclaimers and Advice: We endeavour to make our sales particulars accurate and reliable; however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, including but not limited to heating, plumbing or electrical 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 -1



Floor 0



Floor 1



Floor 2



Approximate total area[®]

1222 ft²
113.5 m²

Reduced headroom

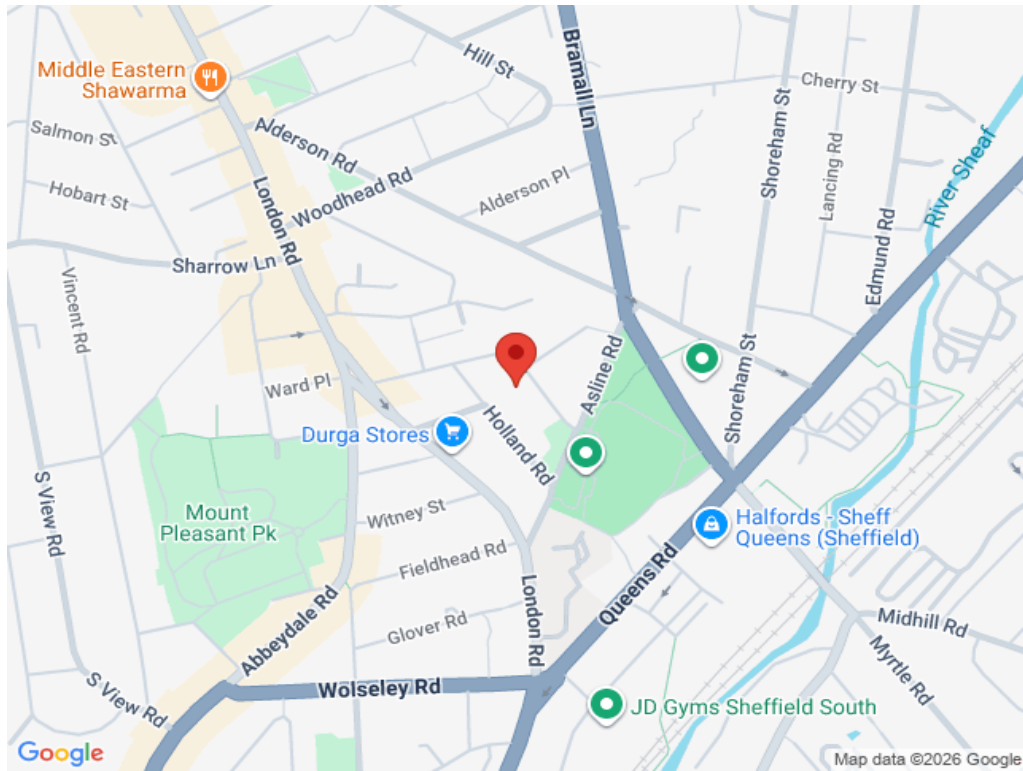
30 ft²
2.8 m²

(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.

GIRAFFE360



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