



Queenswood Road, Wadsley,  
Sheffield, S6 1RU



### OIRO £150,000

- Two Double Bedrooms
- \*Allocated Parking Space\*
- Sought After Development
- Vacant Possession & No Chain
- First Floor
- Perfect for First-Time Buyers, Investors or Those Looking to Downsize
- Leasehold
- EPC rating U

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**Belvoir**



Belvoir Sheffield are pleased to present this well-presented two double bedroom first floor apartment, situated within the highly sought-after Wadsley Park Village development.

Offering spacious accommodation throughout, far-reaching views and excellent transport links, this property is ideal for first-time buyers, downsizers or investors alike.

The property briefly comprises a spacious entrance hallway with two handy storage cupboards, leading through to a bright and airy open plan kitchen, dining and living area.

The kitchen features a range of wall and base units with integrated oven, hob and extractor fan, together with a freestanding washer and fridge freezer, all included within the sale.



There are two generously sized double bedrooms along with a family bathroom comprising bath with shower over, WC and wash basin.

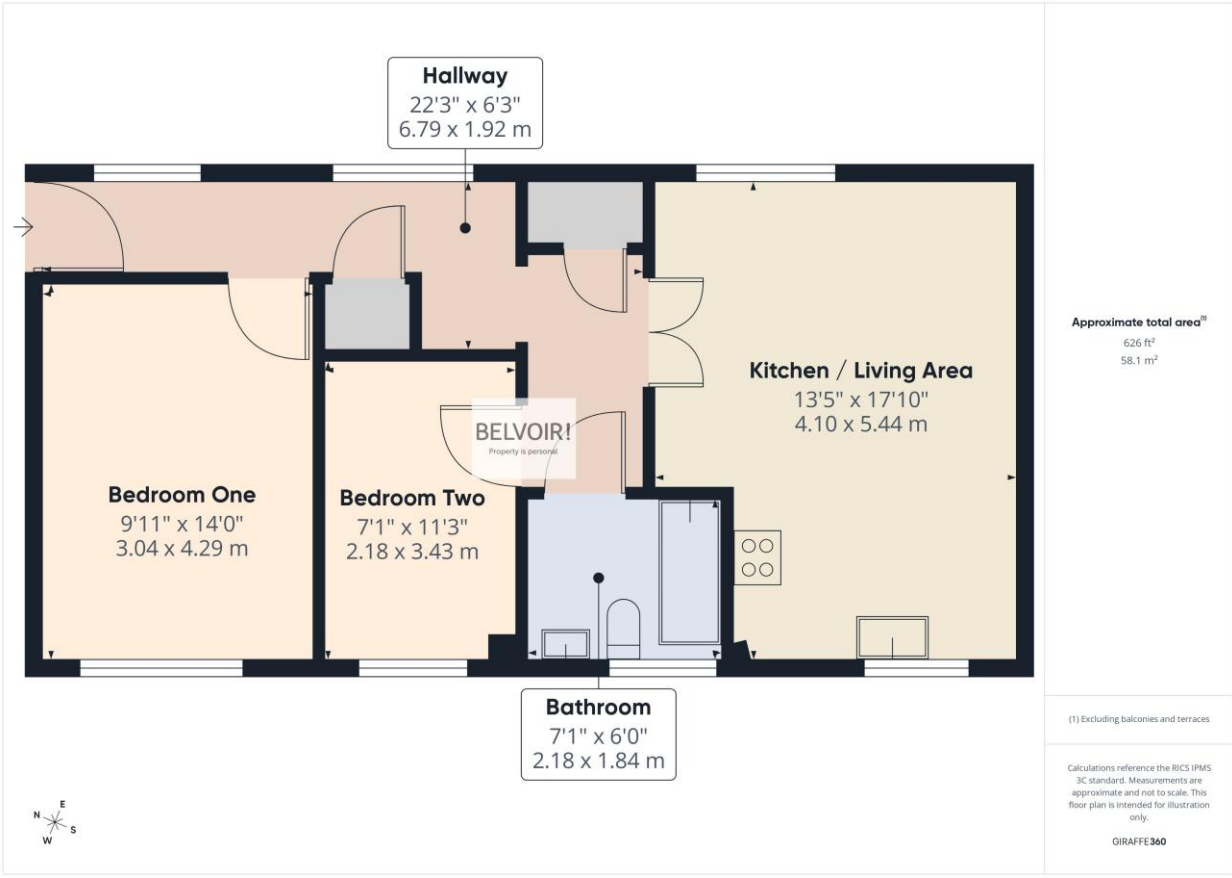
The apartment benefits from neutral decor and carpets throughout, creating a modern and versatile living space ready to move straight into.

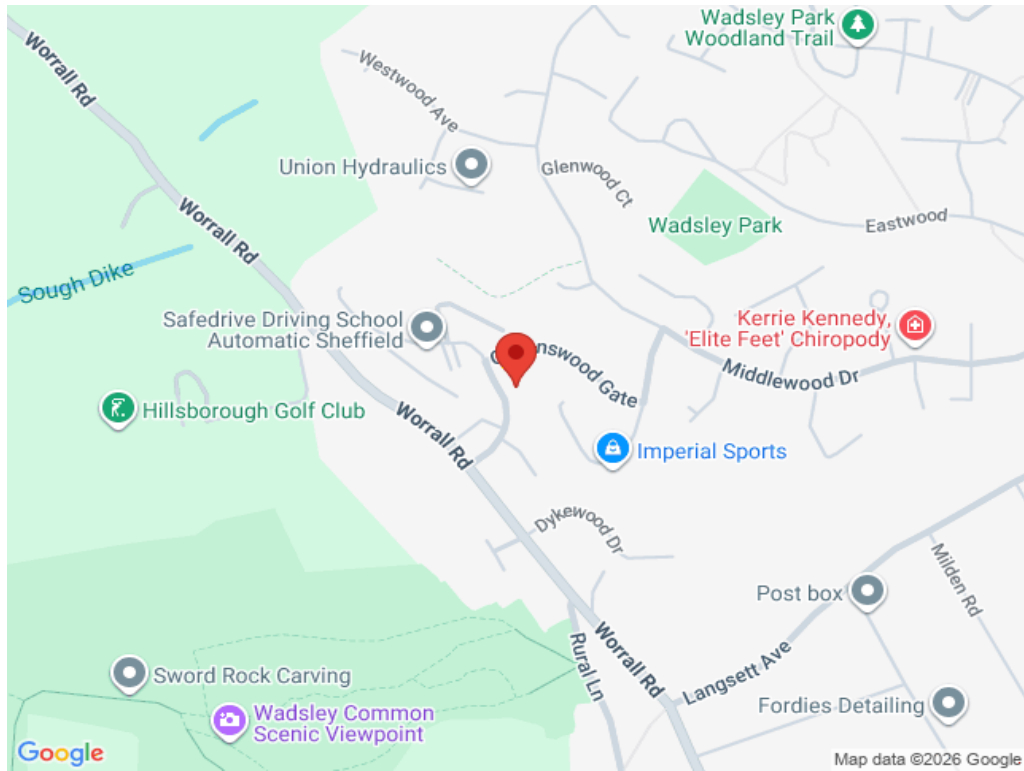
Externally, the property benefits from an allocated parking space along with ample visitor parking. Residents also enjoy access to well-maintained communal areas and grounds.

Ideally located, the property offers fantastic transport links including the Sheffield Supertram network, making commuting into Sheffield City Centre and surrounding areas extremely convenient. There are Ofsted rated Outstanding schools nearby, together with an abundance of parks, woodland walks and green spaces. Hillsborough is also within easy reach, offering a wide range of shops, bars, cafes and restaurants.

\*Remaining Lease 975 years \*Ground Rent £100 Per annum \*Service Charge £1586 per annum  
\*Council Tax Band B \*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.





# Belvoir

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