



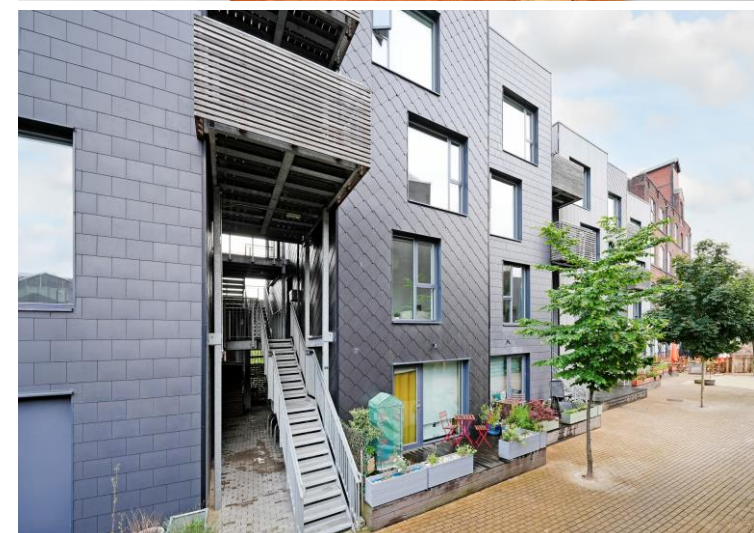
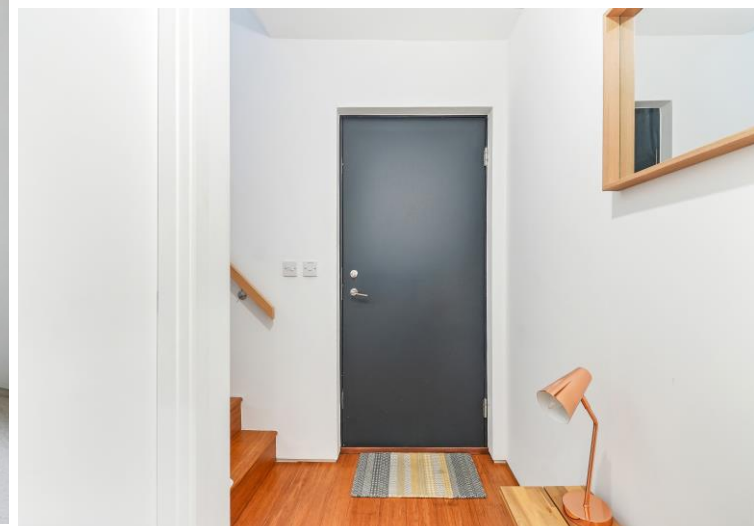


## 58 Little Kelham Street

Kelham • Sheffield • S3 8DF

Guide Price £170,000 - £180,000

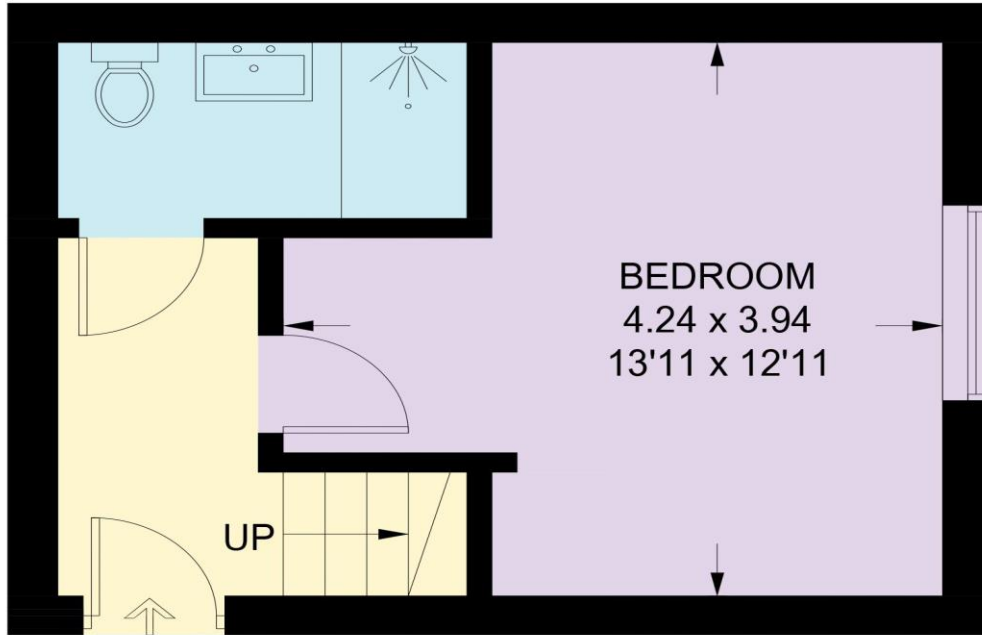
Situated in the heart of the ever-popular Kelham Island district, this beautifully presented first-floor duplex apartment offers light, airy accommodation finished in a contemporary neutral style throughout. Enjoying an attractive outlook over Little Kelham Street and just moments from the area's renowned cafés, bars, restaurants and independent businesses, the property presents an excellent opportunity for first-time buyers, professionals or those seeking a stylish city-fringe home. Accessed via an external staircase rising to a private first-floor entrance, the accommodation opens into a welcoming hallway. A spacious double bedroom sits to the front of the property, enjoying a large window overlooking Little Kelham Street and benefiting from neutral décor and carpeting throughout. Adjacent to the bedroom is a stylish contemporary shower room, fitted with a rainfall shower, floating wash hand basin and heated towel rail. A staircase rises to the upper floor, where a superb open-plan living space provides flexibility for both seating and dining areas. To the rear, the sleek fitted kitchen has been thoughtfully designed with contemporary cabinetry and incorporates an integrated oven, induction hob, fridge and freezer. A separate utility cupboard houses the hot water tank and provides plumbing and space for a washing machine, offering valuable additional storage and practicality. Little Kelham Street forms part of the award-winning Little Kelham development within the vibrant Kelham Island neighbourhood, one of Sheffield's most desirable urban districts. Combining modern living with the area's rich industrial heritage, residents enjoy immediate access to an excellent selection of independent cafés, acclaimed restaurants, craft beer venues and riverside walks. Sheffield city centre, the train station and both universities are all within easy reach, making this an ideal location for professionals and owner-occupiers seeking a convenient and highly sought-after lifestyle.



- 1 Bed Duplex Apartment
- Located in the Heart of Kelham
- Simple, Modern Design
- Spacious Double Bedroom
- Light & Airy Interior
- Contemporary Fitted Kitchen
- Convenient Sought After Location
- Annual Service Charge – £915.40
- Lease 01/01/2014 – 31/12/3013 £150 pa
- Council Tax Band B, EPC Rating B

# 58 LITTLE KELHAM STREET

APPROXIMATE GROSS INTERNAL AREA = 45.1 SQ M / 485 SQ FT



**GROUND FLOOR**  
**22.6 SQ M / 243 SQ FT**



**FIRST FLOOR**  
**22.5 SQ M / 242 SQ FT**

Illustration for identification purposes only,  
measurements are approximate, not to scale. (ID1307611)

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.