



Cecil Square, Sheffield, S2 4NT



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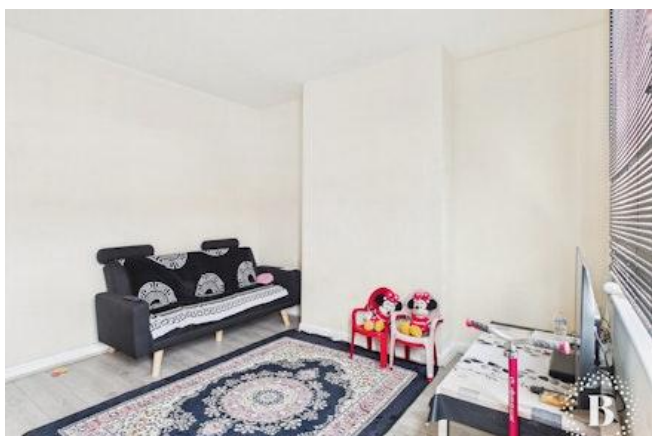
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OIRO £175,000

- 3 Bedroom Terraced House
- Popular Location just off London Road
- No Chain
- Ideal Investment or First Time Buy
- Rear Garden
- Spacious
- Leasehold
- EPC rating D

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Belvoir Sheffield are pleased to present this well proportioned three-bedroom terrace property situated in the highly sought-after area of Sharrow, offering spacious and versatile accommodation across three floors. This property is an excellent opportunity for first-time buyers, growing families, or investors.

The property is currently tenanted on an unfurnished basis, generating a rental income of £1,000 per calendar month, equating to an attractive gross yield of approximately 6.9%. The current tenants are happy to remain in situ, although vacant possession can be arranged by serving notice if the purchaser intends to occupy the property.



The ground floor comprises a living room and a generously sized dining kitchen fitted with a range of wall and base units, with ample space for a dining table—perfect for both everyday living and entertaining. From the kitchen, there is access to a useful cellar providing additional storage.

On the first floor, the property offers a well-appointed family bathroom featuring a bath with shower over, wash basin and WC. The spacious principal bedroom benefits from a useful built-in storage cupboard, while a further small double bedroom completes this floor.

The second floor hosts an impressive attic double bedroom, flooded with natural light from a dormer window, creating a bright and comfortable living space.

Externally, the property benefits from a low-maintenance rear courtyard together with a useful outbuilding, ideal for additional storage.

Sharrow remains one of Sheffield's most desirable residential locations, offering an excellent range of local amenities. Ecclesall Road and London Road are both within easy reach, providing an array of independent cafes, restaurants, bars and shops. The property is also conveniently located for well-regarded schools, Endcliffe Park, and excellent transport links into Sheffield city centre, hospitals and the universities.

*Lease remaining 759 years *Ground Rent approximately £3.50 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.





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