











## Apartment 66 Philadelphia House

6 Cross Bedford Street • Sheffield • S6 3BS

Guide Price £130,000 - £140,000

Ideally located close to Kelham Island, Hillsborough and with easy access to the city centre, this well-presented two double bedroom first-floor apartment benefits from a private balcony, secure undercroft parking and no onward chain. Set behind secure gated entry, the attractive communal courtyard creates a strong first impression and leads to stairs rising to the apartment's private first-floor entrance. The property opens into a generous hallway offering a cloakroom and useful storage cupboard. The open-plan, versatile living space is filled with natural light, featuring a picture window and French doors opening onto a private decked balcony with glass balustrade, overlooking the communal courtyard. Styled in a simple, modern décor, the contemporary kitchen is fitted with shaker-style units, wood-effect worktops and integrated appliances including an oven, electric hob and dishwasher. There are two side-facing double bedrooms, both presented in neutral interiors, and a modern bathroom fitted with a three-piece white suite with shower over bath. Externally, the well-maintained communal courtyard provides privacy and security, complemented by secure gated access and allocated undercroft parking. Philadelphia House is within easy reach of Kelham Island, Sheffield city centre, Hillsborough and major road links including the A61. Local amenities, shops, bars and restaurants are nearby, along with regular bus and tram services providing convenient access across the city.









- 1st Floor Apartment in S6
- 2 Double Bedrooms
- Private Decked Balcony
- Modern Kitchen & Bathroom
- Well Presented Throughout
- Lease approx 230 years remaining
- Ground Rent - £175 per annum
- Service Charge - £1896 pa
- Secure Under Croft Parking
- Council Tax Band C, EPC Rating C



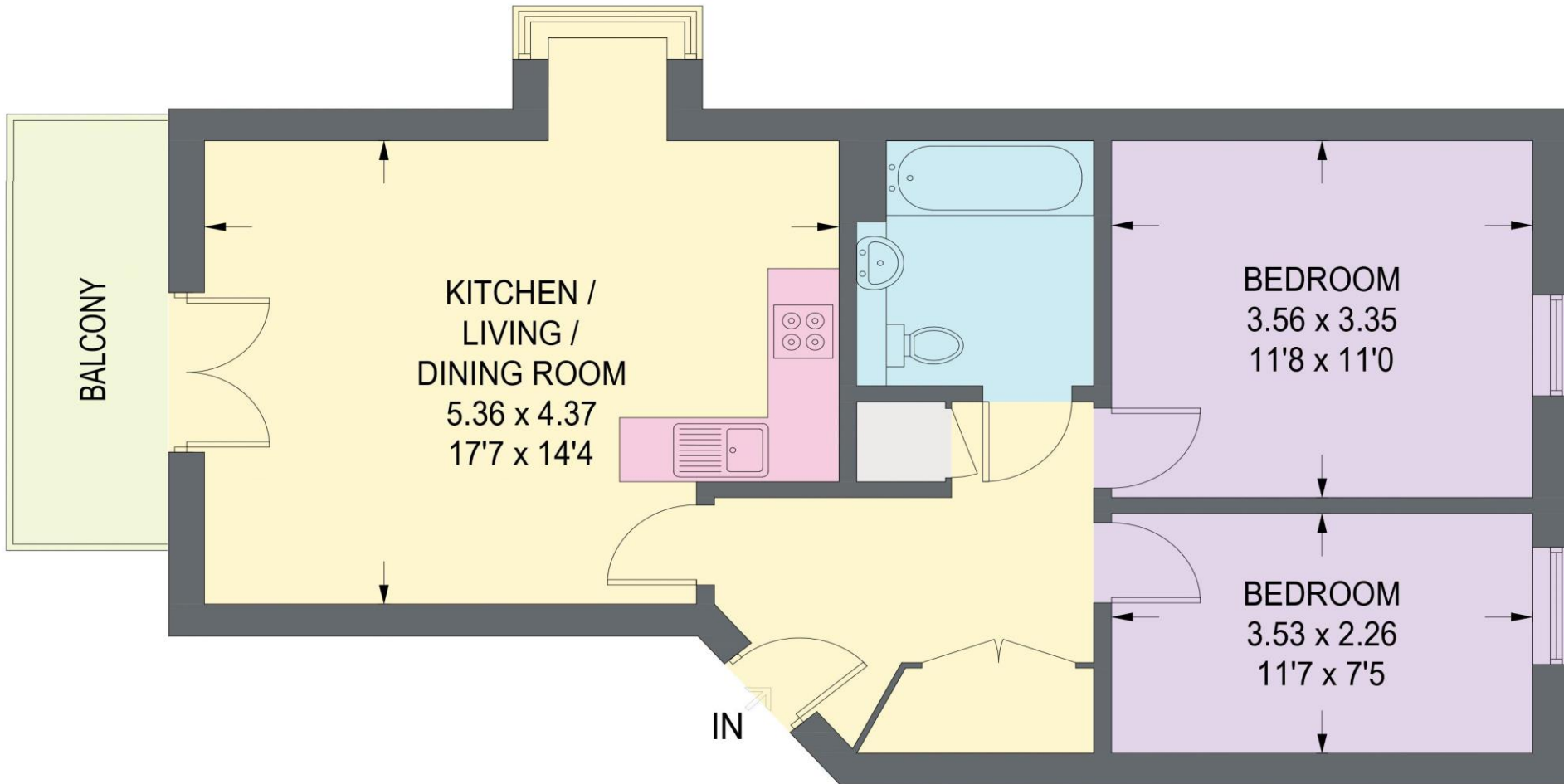






# 66 PHILADELPHIA HOUSE

APPROXIMATE GROSS INTERNAL AREA = 59.0 SQ M / 635 SQ FT



## FIRST FLOOR

Illustration is for identification purposes only,  
measurements are approximate, not to scale.

(IDMRP2025)

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.



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