



Edmund Road, Highfield,
Sheffield, S2 4EN



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OIRO £200,000

- Walking Distance to City Centre
- Four Bedroom House
- Rear Garden
- Excellent Transport Links
- Ideal Home or Investment
- Vacant Possession and No Chain
- Leasehold
- EPC rating E

Because property is personal with...

Belvoir



Belvoir Sheffield are pleased to present this spacious four-bedroom mid-terrace property, offered to the market with vacant possession and no onward chain.

The accommodation includes four well-proportioned bedrooms, one bathroom, and a rear garden.

Ideally located within walking distance of Sheffield City Centre, this property is perfect for first-time buyers or investors alike, with an estimated rental income of approximately £1,100 PCM offering excellent investment potential.

Early viewing is highly recommended.



To the ground floor, the property comprises a generous living room and a spacious dining kitchen fitted with a range of wall and base units, complemented by a breakfast bar providing an ideal dining space. A door from the kitchen leads to the useful cellar, offering additional storage. The first floor features a well-presented family bathroom fitted with a bath and shower over, WC, and wash hand basin. There are also two double bedrooms and a well-proportioned single bedroom on this level. Occupying the second floor is a spacious attic double bedroom, enhanced by a Velux window that fills the room with natural light, creating a bright and airy living space.

Externally, the property benefits from a rear garden with shared access.

Highfield remains one of Sheffield's most popular residential locations thanks to its excellent range of local amenities and close proximity to the city centre. Ecclesall Road and London Road are both within easy reach, offering an excellent selection of independent cafes, restaurants, bars and shops. The area also benefits from well-regarded schools, nearby green spaces including Endcliffe Park, and excellent transport links throughout Sheffield and beyond.

The property is leasehold with approximately 82 years remaining. The seller has obtained an indicative quotation of approximately £7,000-£10,000 to extend the lease. Buyers are advised to make their own enquiries regarding the lease extension and associated costs.

*Lease remaining 82 years *(the vendor has advised that they have never been asked to make any ground rent payments) *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.



Approximate total area⁽¹⁾
860 ft²
80 m²

Reduced headroom
3 ft²
0.3 m²

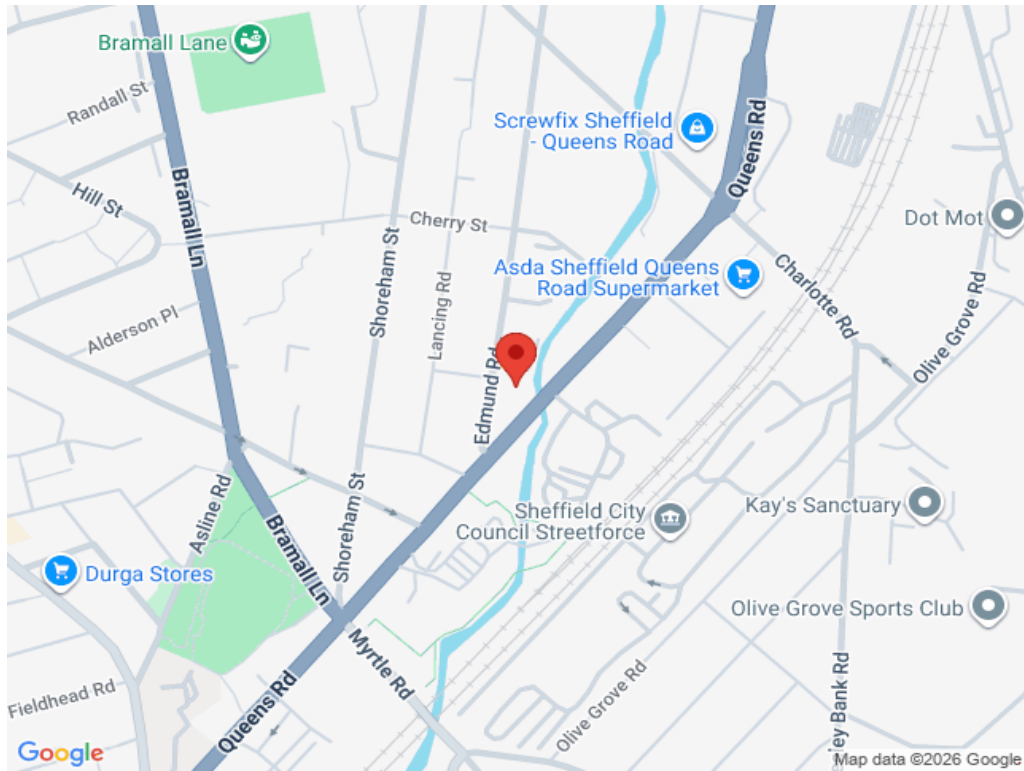
(1) Excluding balconies and terraces

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.

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