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Wharncliffe House, 44 Bank Street, City Centre, Sheffield, S1 2DS

BELVOIR!

OIRO £72,500



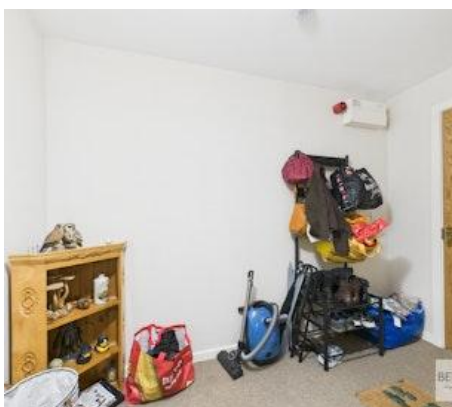
Key Features

- > One Bedroom Apartment
 - > 6.5% Net Yield approx
 - > *Cash Offers Only*
- > Sold with vacant possession
 - > Prime City Centre Location
- > Second Floor with Lift Access
 - > Tenure: Leasehold
 - > EPC rating C

Belvoir Sheffield are delighted to present this one-bedroom city centre apartment located in the historic Grade II listed Wharncliffe House development.

Featuring an open-plan living and kitchen area, a double bedroom, a family bathroom and lift access within the building.

Sold with vacant possession, this apartment offers a strong net yield of approx. 6.5%, making it an ideal for an investor or owner occupier.



The property benefits from electric heating and briefly comprises a spacious entrance hallway with a built-in storage cupboard housing the washing machine and water cylinder, a bright and airy open-plan kitchen/living area with two windows allowing for ample natural light, one double bedroom and a well-appointed family bathroom.

Situated in the quiet yet highly sought-after Cathedral Quarter, residents enjoy easy access to the Supertram stop, local cafes, restaurants, and shops, and are within walking distance of Victoria Quays and Kelham Island.

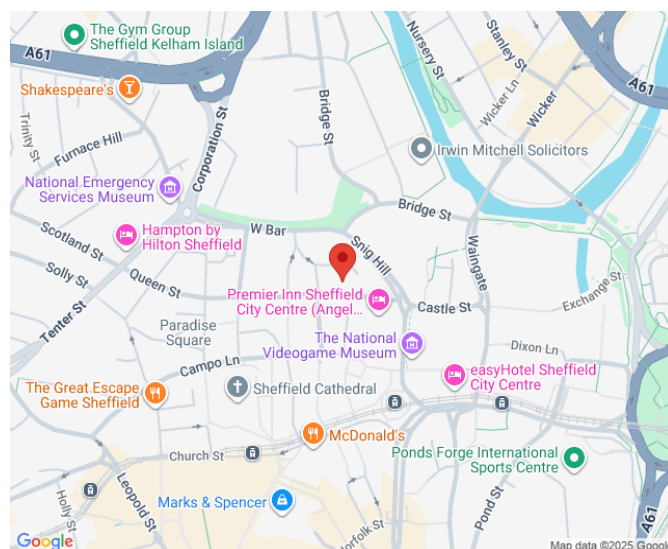
An excellent opportunity not to be missed by both buy-to-let investors or owner occupiers.

Additional Information

*Remaining Lease 112 years *Ground Rent £283 Per annum *Service Charge £3327 per annum (2025 figures)
*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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