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96a The Grange, Tipton Crescent,
Sheffield, S10 5DW

BELVOIR!

Offers in excess of £225,000



Key Features

- > Two Bedroom Apartment
- > Highly Sought After and Desirable Location
 - > En Suite to Master Bedroom
 - > Allocated Parking Space and Visitors Parking
- > Beautiful Stone Built Development
 - > Bike Storage Area & Communal Gardens
 - > Tenure: Leasehold

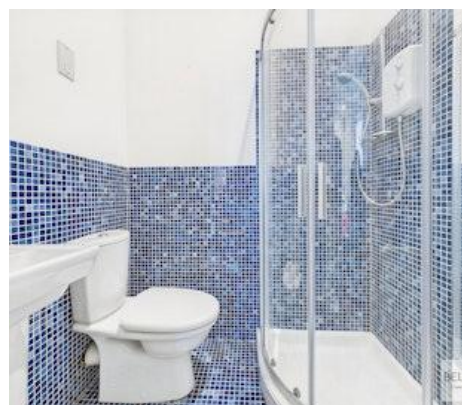
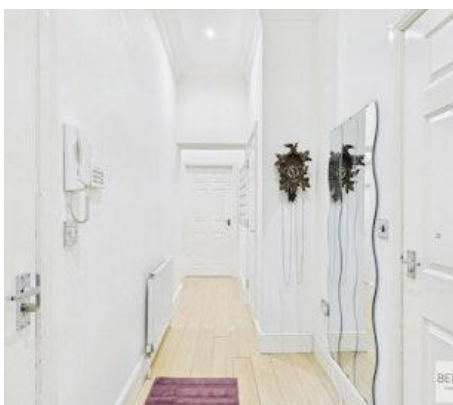
Belvoir Sheffield are pleased to present this two-bedroom ground floor apartment within a stunning stone-built development.

Offering allocated parking, two bathrooms, spacious open-plan living, and bike storage, the property combines character with modern convenience.

Located in one of Sheffield's most sought-after suburbs, with easy access to the City Centre, hospitals, and universities.

Ideal for first-time buyers or downsizers.

Early viewing is highly recommended



A driveway leads to this stunning development, where the property benefits from an allocated parking space. Upon entering, there is a communal entrance area with post boxes and two doors - one providing access to the secure bike storage and the other leading into the apartment building. The entrance to this beautifully presented apartment is immediately to the right. The apartment opens into a spacious entrance hallway, complete with a useful storage cupboard. The property features a fabulous open-plan living and dining area with a bay window enjoying attractive views, creating a bright and welcoming space. The kitchen area is fitted with a range of base and wall units and includes integrated appliances such as a fridge freezer, dishwasher, washing machine, electric oven and gas hob, all included in the sale. The extremely spacious master bedroom benefits from a beautiful en-suite shower room. There is a second bedroom, currently utilised as a home office, along with a generous family bathroom comprising a bath with shower over, WC and wash basin.

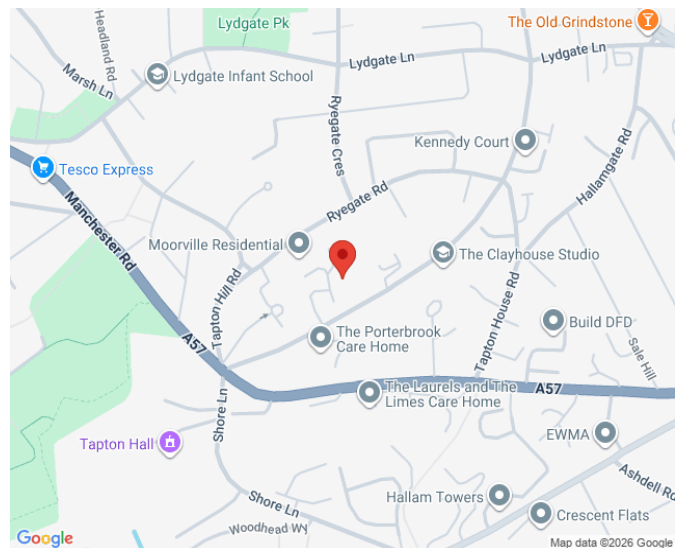
Additional benefits include well-maintained communal grounds, secure bike storage and an allocated parking space. The property is located in a highly sought-after residential area to the west of Sheffield city centre, close to the universities and the Royal Hallamshire Hospital, making it particularly popular with students and academic professionals. The area benefits from excellent public transport links, with frequent bus routes connecting Crookes, Broomhill and the city centre, as well as convenient access to the M1 motorway. Nearby amenities include Sheffield Botanical Gardens and Bole Hill Park, along with a fantastic selection of cafes, pubs and independent shops.

Currently a tenant in situ paying £900 per month who are happy to stay should an investor wish to purchase or can be served notice should a buyer wish to occupy themselves.

*Lease: 976 years remaining *Annual Ground Rent £100.00 *Annual Service Charge: £1590.60 *Council Tax Band D *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.



Contact us today to arrange a viewing...

BELVOIR!

www.belvoir.co.uk/offices/sheffield

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