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Headford Gardens, Crookesmoor,  
Sheffield, S3 7XB

**BELVOIR!**

OIRO £100,000



### Key Features

- > Ground Floor
- > Vacant Possession & No Chain
- > Newly Installed Windows, Door & Heaters
- > Popular Location
- > Ideal First Time Buy or Investment
- > Potential Rental Income of £775 PCM
- > Tenure: Leasehold
- > EPC rating C

Belvoir Sheffield are pleased to present this well-proportioned ground floor one-bedroom apartment in a highly sought-after location, within walking distance of Sheffield's universities and hospitals.

The property is vacant and benefits from brand new windows, a new exterior door, and modern electric heaters.

Accommodation includes a double bedroom, living area, kitchen, family bathroom, and access to a shared outdoor space.

Ideal for first-time buyers or investors, with a potential rental income of £775 per month.



The accommodation briefly comprises a welcoming entrance hallway with a large storage cupboard, leading through to a substantial lounge filled with natural light and offering direct access to a shared communal garden. The fitted kitchen features an integrated electric oven, electric hob and extractor hood.

There is a generously sized double bedroom and a family bathroom complete with a bath and shower over, wash basin and WC.

The apartment further benefits from an allocated parking space and is in need of some refurbishment but has recently undergone improvements being newly installed windows, a new exterior door and modern electric heaters.

Ideally located, the property is within walking distance of Sheffield's universities and enjoys excellent access to local amenities and convenient transport links across the city.

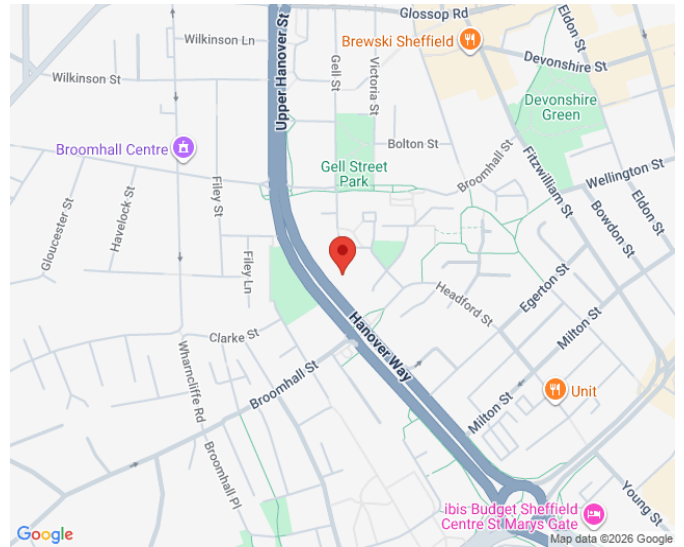
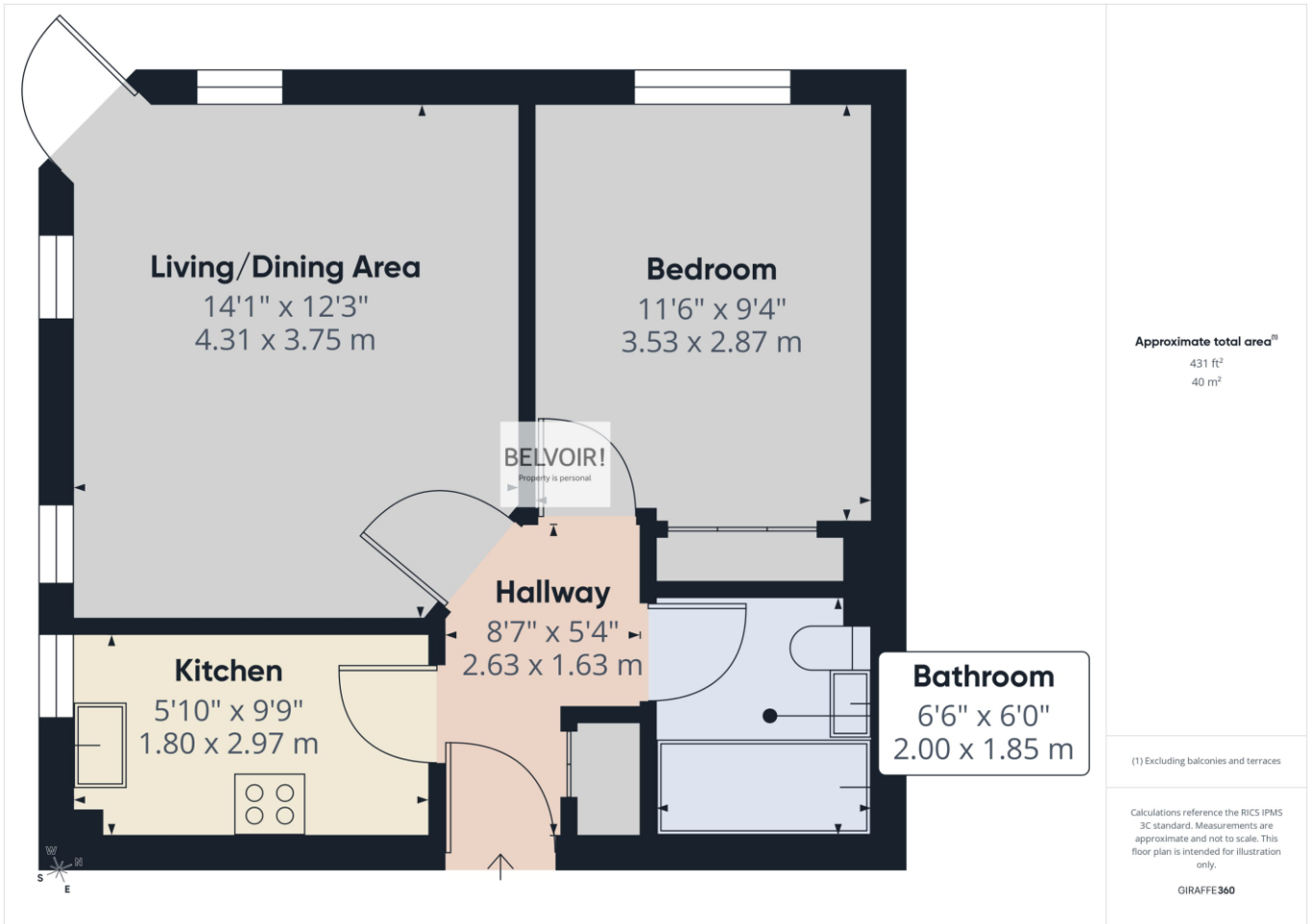
### **Additional Information**

\*Remaining Lease 94 years \*Ground Rent £30 Per annum \*Service Charge £1049 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.



Contact us today to arrange a viewing...

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