



£120,000 Guide Price

Flat , Leadmill Court, Leadmill Street, Sheffield

Apartment | 2 Bedrooms | 1 Bathroom

01709 912730



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Step Inside

Key Features

- Two Bedrooms
- Fabulous Open Plan Kitchen/ Lounge/ Diner with a Stylish Juliet Balcony
- Modern Bathroom
- Potential Yield of Over 8%
- Highly Desirable Location
- No Onward Chain or Tenant in Situ...!
- VIEWING ESSENTIAL!

Property Description

GUIDE PRICE £120,000 to £130,000

A FABULOUS APARTMENT IN THE HEART OF THE CITY CENTRE...WITH FABULOUS YIELDS, IDEAL FOR THE INVESTOR...!

Uflit are more than delighted to welcome to the market this beautifully presented TWO BEDROOM SECOND FLOOR APARTMENT.

Main Particulars

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Uflit are more than delighted to welcome to the market this beautifully presented TWO BEDROOM SECOND FLOOR APARTMENT. Located in this MODERN development in the heart of the city center of Sheffield within easy reach of amenities, excellent nightlife and transport links. The communal areas both inside and out are of a very high standard and this in turn emulates throughout the property. Briefly comprising of a spacious modern fitted kitchen/ lounge/ diner benefitting from a stylish Juliet balcony, two bedrooms, ample storage and beautiful bathroom. To the outside maintained communal areas. The property benefits from a security intercom system and the current tenant is paying £925 pcm and has expressed an interest to remain in the property for a further five years. If your wanting to be in the heart of the action or looking for a fabulous investment then Uflit have found your perfect property for you. VIEWING HIGHLY ADVISED Call Uflit TODAY 01709 912730.

Council Tax Band: B

Tenure: Leasehold

Entrance

A communal door with security intercom system invites you to a light and welcoming hallway immaculately maintained with stairs leading to the second floor apartment.

Inner Hallway

A solid wood fire door opens into the offset corridor hallway with laminate flooring seamlessly flowing throughout, spot lighting and a radiator. Doors giving access to two bedrooms, kitchen/ lounge/diner, bathroom and two storage cupboards.

Open Plan Kitchen/ Lounge/ Diner w: 3.9m x l: 6.2m (w: 12' 10" x l: 20' 4")

A modern fitted kitchen with a range of wall and base units, complimentary worksurface areas and a bespoke breakfast bar. Appliances to include a built-in electric oven, gas hob with steel back panel, extractor fan, integrated washing machine and fridge freezer. Laminate flooring seamlessly flows through to the living area where a Juliet balcony with French doors and side panels opens out to the city along with a further side and rear facing upvc window allowing an abundance of light to illuminate this area. Two radiators add warmth and a bespoke drop ceiling to the kitchen with spot lighting creates the mood. Sizes to maximum measurements.

Bedroom 1 w: 3.5m x l: 3.2m (w: 11' 6" x l: 10' 6")

A double bedroom with a range of built-in wardrobes, carpeted flooring, radiator and a front facing upvc window.

Bedroom 2 w: 1.9m x l: 3.2m (w: 6' 3" x l: 10' 6")

A further ample sized bedroom with a front facing upvc window, radiator and carpeted flooring.

Bathroom w: 2.1m x l: 1.8m (w: 6' 11" x l: 5' 11")

A modern bathroom comprising of a panelled bath with overhead shower and screen, wash hand basin and low level wc. Partially tiled walls with contrasting laminate flooring, a wall mounted heated towel rail and spot lighting.

Outside

The property is greeted by a manicured landscaped frontage with key coded gates.



Ground Floor

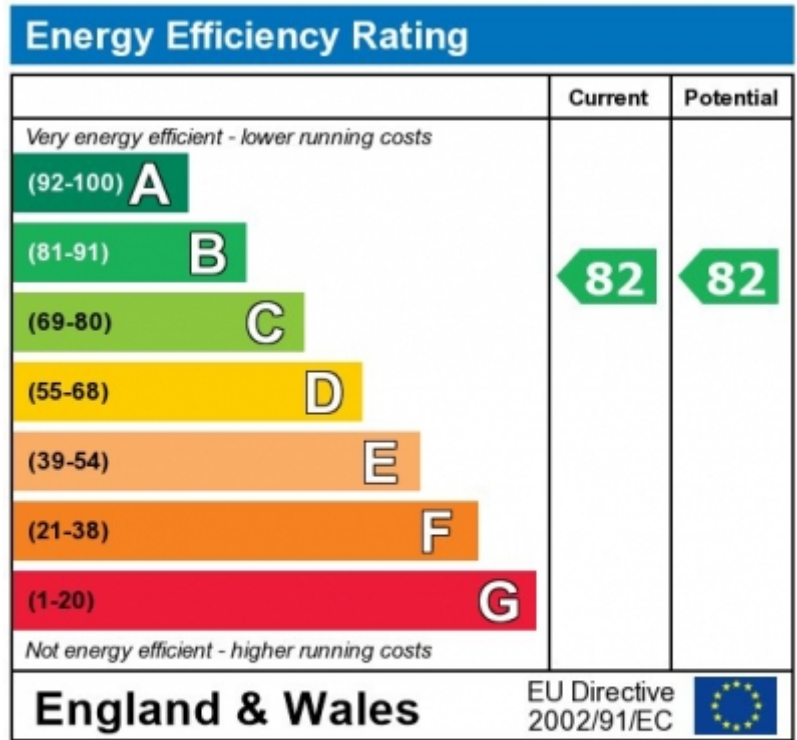
Approx. 54.7 sq. metres (589.3 sq. feet)



Total area: approx. 54.7 sq. metres (589.3 sq. feet)

This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2024 11819355 Registered Office: , 29 Brinsworth Lane, Brinsworth, Rotherham, S60 5BS



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy

Telephone: 01709 912730



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