



537 sq  
ft



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REDBRIK  
ESTATE AGENTS



Helping you find  
your home at...

Cross Bedford Street, Sheffield  
Guide Price £110,000 to £120,000



£110,000 to £120,000 (Guide Price). A generously proportioned, well presented one bedroom flat situated in the popular area of Upperthorpe.

- One Bedroom, Forth Floor Apartment
- Good Size Open Plan Living Space
- Fitted Kitchen With Integrated Cooking Appliances
- One Double Bedroom
- Bathroom With Three-Piece Suite
- Communal Gardens
- Good Location
- Electric Heating
- uPVC Double Glazing
- Energy Rating: TBC, Tenure: Freehold.





£110,000 to £120,000 (Guide Price)

Buying for just me, or with my partner...

- Perfect for first time buyers, professionals, investors or those buying alone.
- The property has ample living & dining space with a generous open plan lounge/dining kitchen, including integrated cooking appliances, ideal for entertaining.
- Good sized double bedroom, with a modern three-piece shower room suite.

The location...

- Situated in a prime location on the edge of Sheffield City centre, and within walking distance of the very popular Kelham Island.
- Excellent transport links into the city centre and Hillsborough, with superb access to the Supertram networks blue & yellow lines.
- Perfect for both Sheffield Hallam University and University Of Sheffield campuses, and with the Northern General, Royal Hallamshire & Children's hospitals also close by.



I am looking for investment...

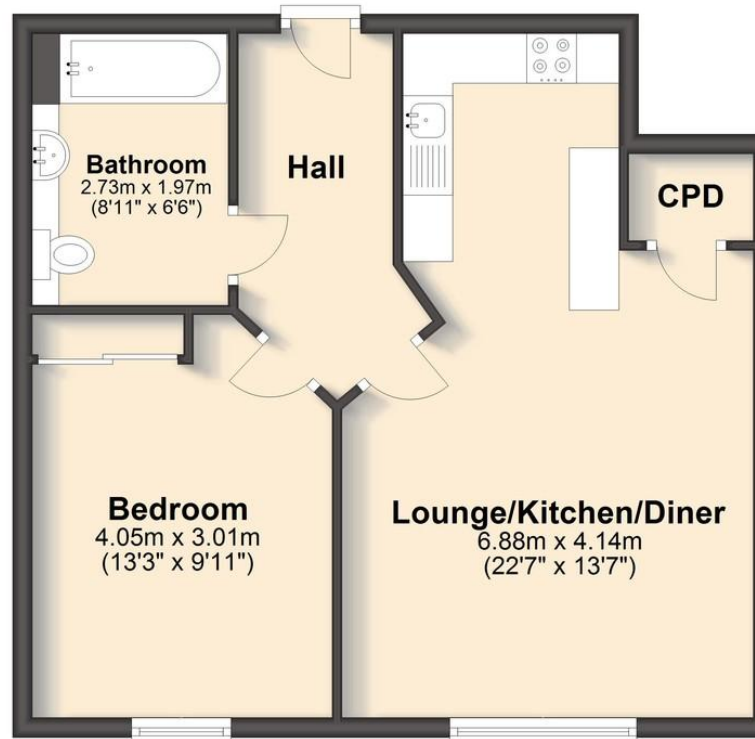
- The property is beautifully decorated throughout, meaning your tenant could move straight in.
- With secure intercom access your tenant will have extra peace of mind.
- We think the property could rent for £600 pcm (6.55% yield).





## Fourth Floor

Approx. 48.3 sq. metres (519.6 sq. feet)



Total area: approx. 48.3 sq. metres (519.6 sq. feet)

We endeavour to make these particulars as accurate as possible, but they should only be used as guidance and they do not constitute any part of the contract. All measurements are approximate and no guarantees are made to the services, heating systems, appliances (if any) or fittings as to their working order and no warranty can be given or implied.

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