



NATIONWIDE

ESTATE AGENTS

Philadelphia House, Cross Bedford Street, Sheffield

Chain Free

£100,000 Leasehold

Description

Introducing Philadelphia House, an 2nd floor apartment situated near local amenities and just a short distance from the City Centre.

This spacious and well-maintained two-bedroom property offers an attractive option for investors seeking rental income from day one. The property features two generous bedrooms, a large lounge with an open-plan kitchen, and a modern three-piece bathroom suite complete with an over-bath shower, WC, and hand basin.

The lounge provides ample space for lounge furniture and a dining area, creating a comfortable living environment for tenants. The kitchen is equipped with integrated appliances, including a hob, extractor, and oven, and has provisions for additional white goods, adding to its practical appeal.

Both bedrooms are neutrally decorated with wood-style flooring, ensuring easy maintenance and broad tenant appeal. The consistent finish throughout the property enhances its desirability in the rental market.

Council Tax Band: C (Sheffield City Council)
Tenure: Leasehold (250 years)
Ground Rent: £175 per year
Service Charge: £2,046 per year



Tenure

Leasehold

Fourth Floor

Approx. 65.9 sq. metres (709.0 sq. feet)



Total area: approx. 65.9 sq. metres (709.0 sq. feet)

Whilst every care has been taken to ensure the accuracy of this plan, it is intended for illustrative purposes only and should not be used for detailed planning of the space available.
Plan produced using PlanUp.

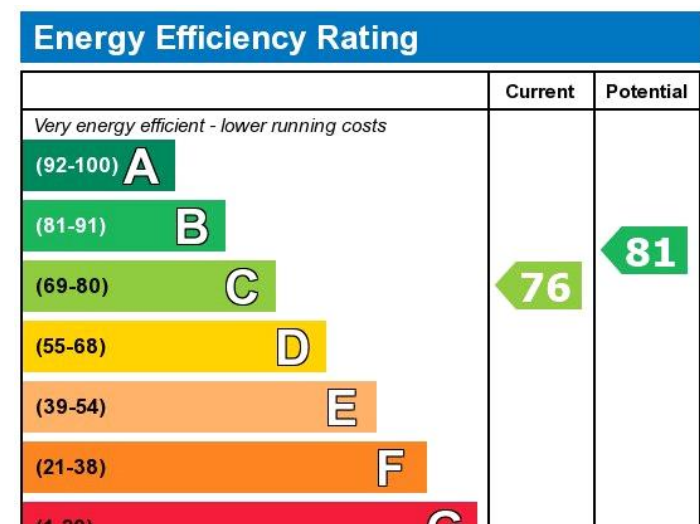
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Viewing by appointment only
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