



**Philadelphia House
Cross Bedford Street
Sheffield
South Yorkshire
S6**

Offers in Excess of £145,000

bettermove

Cross Bedford Street Sheffield

Bettermove are proud to present this 2 bedroom flat in Sheffield, available with no forward chain.

The property benefits from double glazing, and electric heating throughout, with an allocated parking space available.

The council tax band is C.

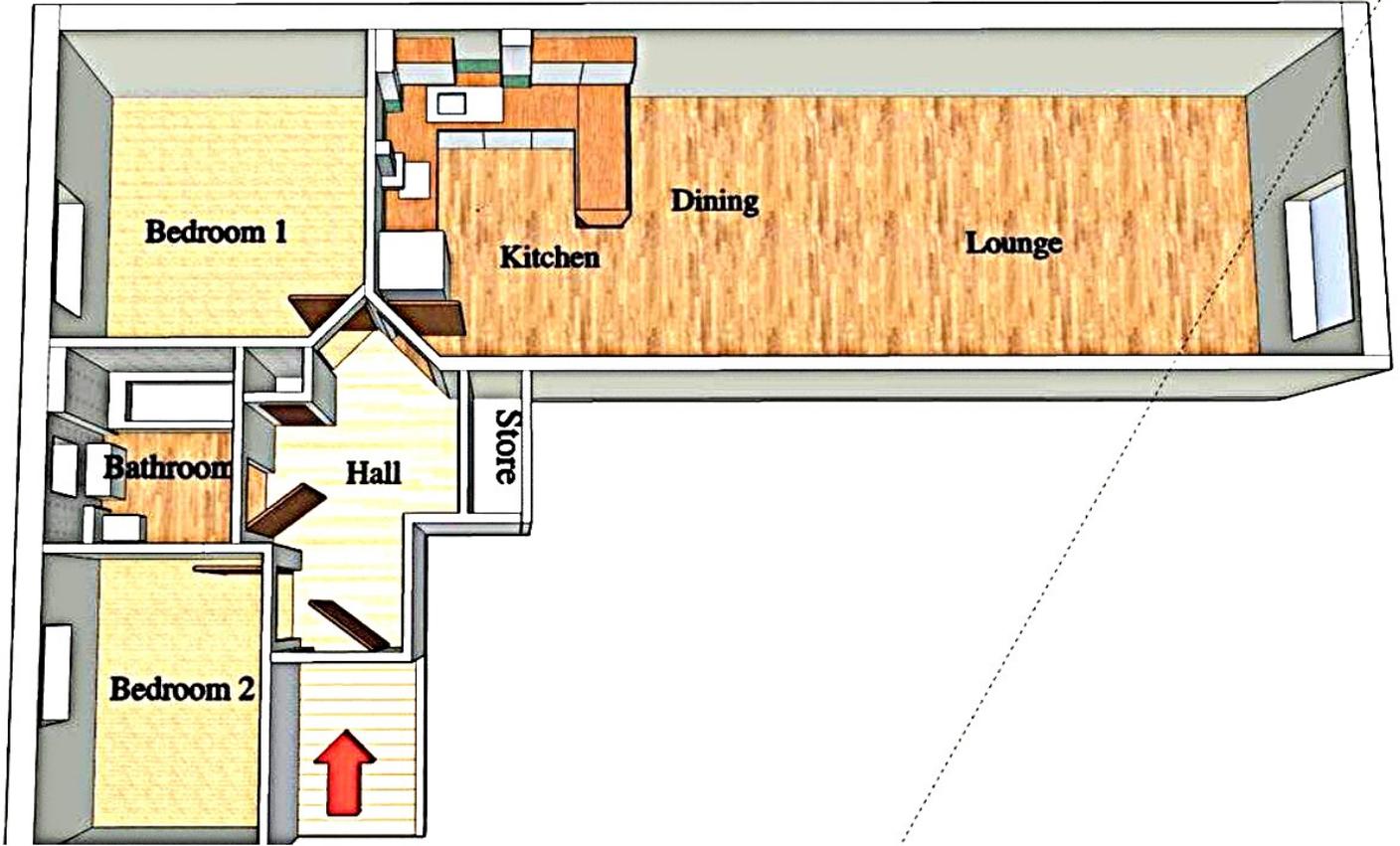
This is a leasehold property with approximately 230 years remaining on the lease; the ground rent is £175.00 per annum, and the service charge is £1,800.00 per annum.

The interior of this beautifully presented, fifth floor property comprises a spacious open-plan living/dining/kitchen area, two good sized bedrooms, and a family bathroom.

Located in the popular city of Sheffield, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Infirmary Road Tram Stop, Sheffield Train Station, a variety of local bus routes, and quick access to the M1.

This exciting opportunity should not be missed. All enquiries can be made through Bettermove.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	63	80
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		
(81-91) B	90	91
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



20-22 Bridge End, Leeds, LS1 4DJ
t: 0330 004 0050 e: hello@bettermove.co.uk
www.bettermove.co.uk