



**Beldon Court Norfolk Park Sheffield S2 3UX**  
**Offers Around £117,500**

# Beldon Court

Sheffield S2 3UX

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**\*\* 50% SHARED OWNERSHIP \*\* CHAIN FREE \*\*** An exciting opportunity has arisen to purchase this impressive three bedroom semi-detached house on a 50% shared ownership basis, which is located on a quiet cul-de-sac within the popular residential area of Norfolk Park S2. Offered to the open market with no onward chain, the property was built around 2010 as a modern Eco-Friendly home which is likely to appeal to a variety of buyers with versatile accommodation spread over three floors.

The ground floor briefly comprises a spacious entrance hall, a downstairs shower room which has a WC, and a 17ft kitchen diner that has a range of contemporary fitted cupboards with contrasting worktops and integrated appliances which includes a fridge freezer, electric oven, and a gas hob.

On the first floor there is a light and airy landing area which has an area that would fit a small desk, a useful storage cupboard, a double bedroom which has space for a furniture, and a good sized lounge that has French doors leading out to the rear garden.

The second floor features two further double bedrooms and a bathroom that has a white suite with a shower over a bath, and a Velux window which enjoys fabulous natural light.

- 50% SHARED OWNERSHIP
- CHAIN FREE
- THREE DOUBLE BEDROOMS
- TWO BATH/SHOWER ROOMS
- OFF ROAD PARKING FOR TWO VEHICLES
- ECO-FRIENDLY PROPERTY
- BUILT IN 2009/2010
- SOUTH WEST FACING
- CUL-DE-SAC POSITION
- GOOD TRANSPORT LINKS





## OUTSIDE

To the front of the property there are two off road parking spaces, and a private garden area. With access via the side of the property, the rear garden is south west facing and is mainly lawn with planted beds and a paved patio area.

## LOCATION

Beldon Court is a quiet cul-de-sac found just off Park Grange Road via Beldon Road. There are regular bus routes and a Supertram stop nearby which offer easy access to and from Sheffield City centre which enjoys an abundance of amenities.

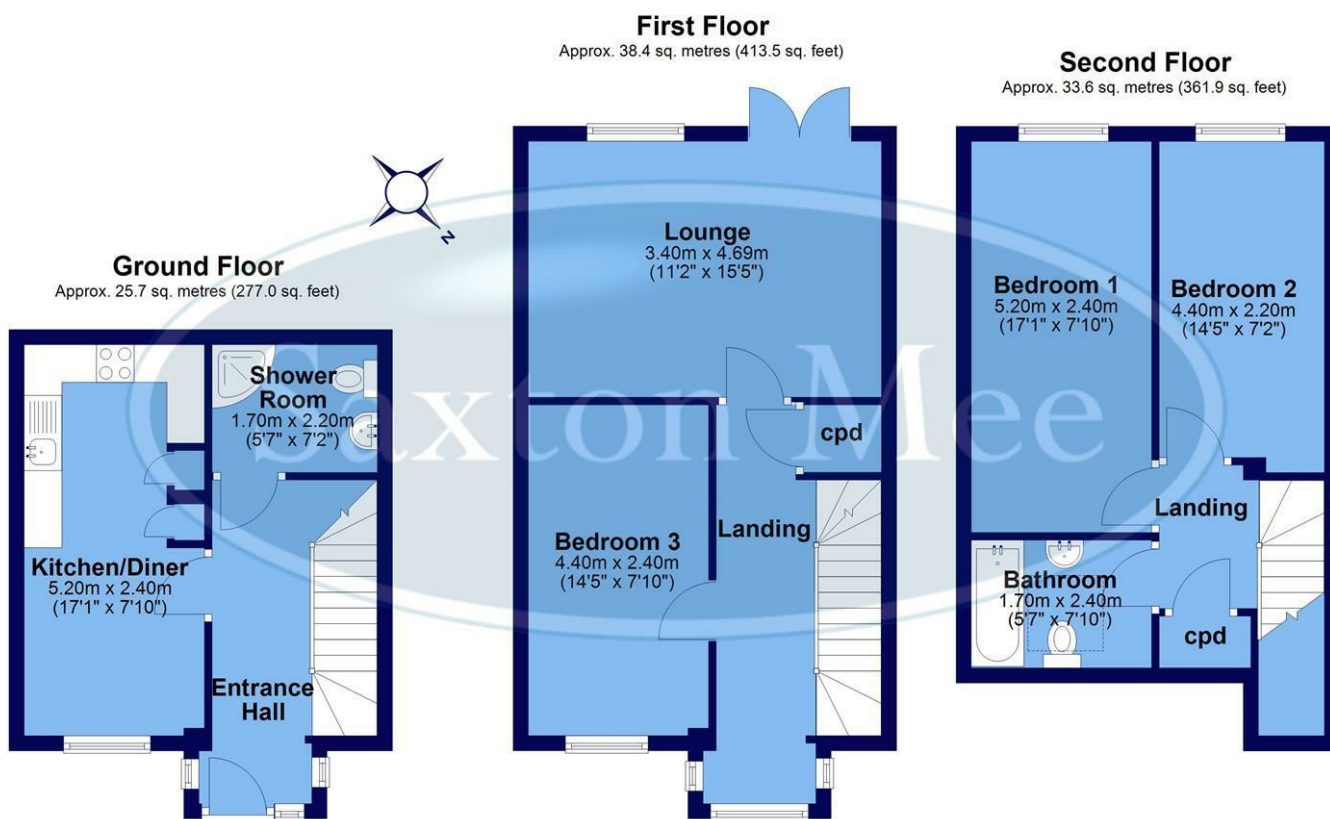
## MATERIAL INFORMATION

The property is leasehold with 125 years from April 2010. There is no ground rent but as a 50% shared ownership there is a monthly rent of £257.01. The council tax is Band A.

## VALUER

Chris Spooner ANAEA

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. If there is any point which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. All plans, floor plans and maps are for guidance purposes only and are not to scale. Please note all measurements are approximate and should not be relied upon as exact. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



Total area: approx. 97.8 sq. metres (1052.3 sq. feet)

All measurements are approximate and to max vertical and horizontal lengths  
Plan produced using PlanUp.

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