



19 Ranmoor Park Road, Ranmoor, Sheffield, S10 3GX

Saxton Mee



# 19 Ranmoor Park Road

## Ranmoor

Asking Price

**£545,000**

NO CHAIN and providing modern and flexible living accommodation is this substantial four/five bedroom property set within this private development in the heart of one of Sheffield's most desirable residential areas, with excellent local schools and easy access to amenities/transport links.

The property has recently undergone a full re-decoration throughout and new carpets, with the accommodation briefly comprising of: Entrance hallway with downstairs cloakroom/W.C and a door leading into the ground floor dining room/sitting room with French doors onto the garden. Fitted kitchen having a range of wall, drawer and base units with space for appliances. New Vaillant boiler fitted November 2023, with Dual Hive thermostatic controls offering enhanced smart home heating management

To the first floor is a large lounge with wall lights and TV point, which could also be used as a bedroom, a good sized bedroom and a family bathroom. A further staircase rises to three further large bedrooms, including the principal bedroom suite with en suite shower room.

Outside there is ample off street parking to the front and a large integral garage with electric up/over door. The rear garden is spacious, mainly laid to lawn and having a patio ideal for entertaining.

Rarely does a property in this exclusive development located just off Ranmoor Park Road come to market! Book your viewing today to avoid disappointment.



- NO CHAIN
- Flexible And Modern Living Accommodation
- Substantial Property With Four/Five Bedrooms
- Private Exclusive Development Located In The Prestigious Area Of Ranmoor
- Easy Access To Universities And Hospitals And Excellent Local Schools
- Recently Re-Decorated Throughout Including New Carpets And Boiler
- Integral Garage With Electric Door
- Leasehold With A Share Of The Freehold: 999 years from 2001 Service Charge £660 Per Annum
- Council Tax Band F/EPC Rating C
- Viewing Via Banner Cross Office









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## Ground Floor

Floor area 41.8 m<sup>2</sup> (450 sq.ft.)



## First Floor

Floor area 42.0 m<sup>2</sup> (452 sq.ft.)



## Second Floor

Floor area 41.4 m<sup>2</sup> (445 sq.ft.)



## Garage

Floor area 20.4 m<sup>2</sup> (220 sq.ft.)

**TOTAL: 145.6 m<sup>2</sup> (1,568 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, 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. Please note all the measurement details are approximate and should not be relied upon as exact. All plans, floor plans and maps are for guidance purposes only and are not to scale. 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. 'A Life Assurance policy may be requested.' 'Written Quotations of credit terms available on request.'

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