



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

Saxton Mee

19 Ranmoor Park Road

Ranmoor

Offers Over

£500,000

NO CHAIN – Spacious 4/5 Bedroom Family Home in Exclusive Ranmoor Development

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.

The accommodation briefly comprises: 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 m² (450 sq.ft.)



First Floor

Floor area 42.0 m² (452 sq.ft.)



Second Floor

Floor area 41.4 m² (445 sq.ft.)



Garage

Floor area 20.4 m² (220 sq.ft.)

TOTAL: 145.6 m² (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

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