



WHITEHORNES

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Graham Rise, Ranmoor, 156 Graham Road

Sheffield

Guide Price **£240,000**

Graham Rise
FLATS 1 to 4

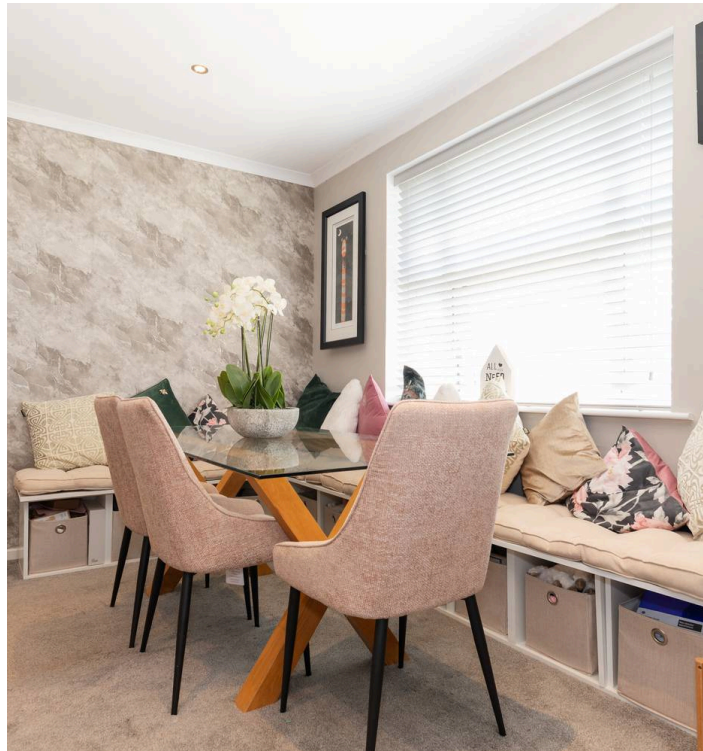
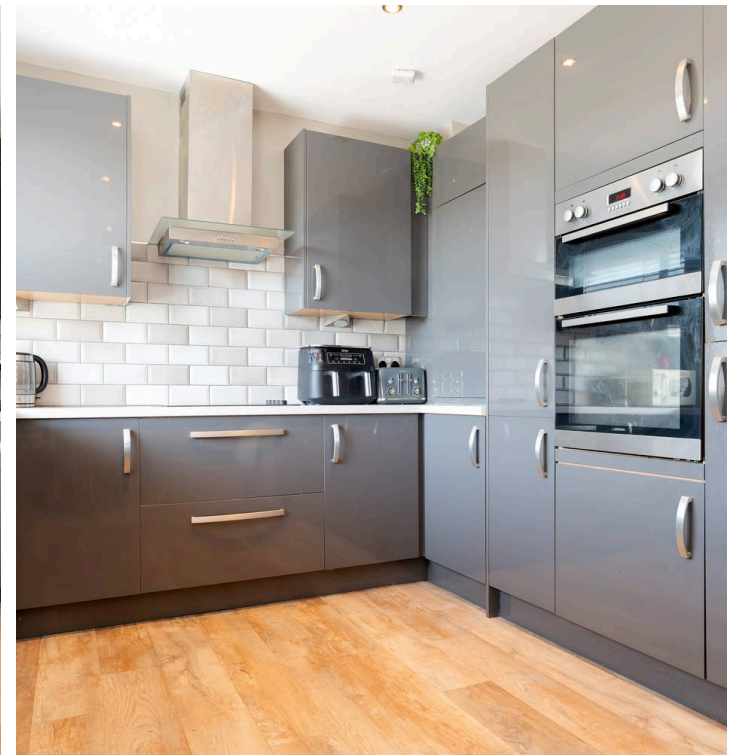
Graham Rise, Ranmoor

Sheffield

An early viewing is advised to truly appreciate the standard of accommodation on offer in this stylish and modern two bedroomed first floor apartment. Ideally located in the heart of Hangingwater with all of its many shops, cafes and bars within easy walking distance as well as local reputable schools and the nearby Endcliffe Park. Having been finished throughout to the very highest of standards this property would perfectly suit first time buyers and those looking to downsize. Briefly consists of entrance hallway, open plan living space with well appointed kitchen/dining room, two great sized double bedrooms and family bathroom. Outside is a garage, communal grounds and off road parking. Council Tax band: C

Tenure: Leasehold

- TWO BEDROOMED FIRST FLOOR APARTMENT
- FANTASTIC LOCATION
- MODERN AND STYLISH
- NO EXPENSE SPARED
- DETACHED GARAGE
- CLOSE TO ENDCLIFFE PARK
- EXCELLENT PUBLIC TRANSPORT LINKS
- CLOSE TO A WEALTH OF LOCAL AMENITIES
- COMMUNAL GARDENS
- REPUTABLE LOCAL SCHOOLS





Garage

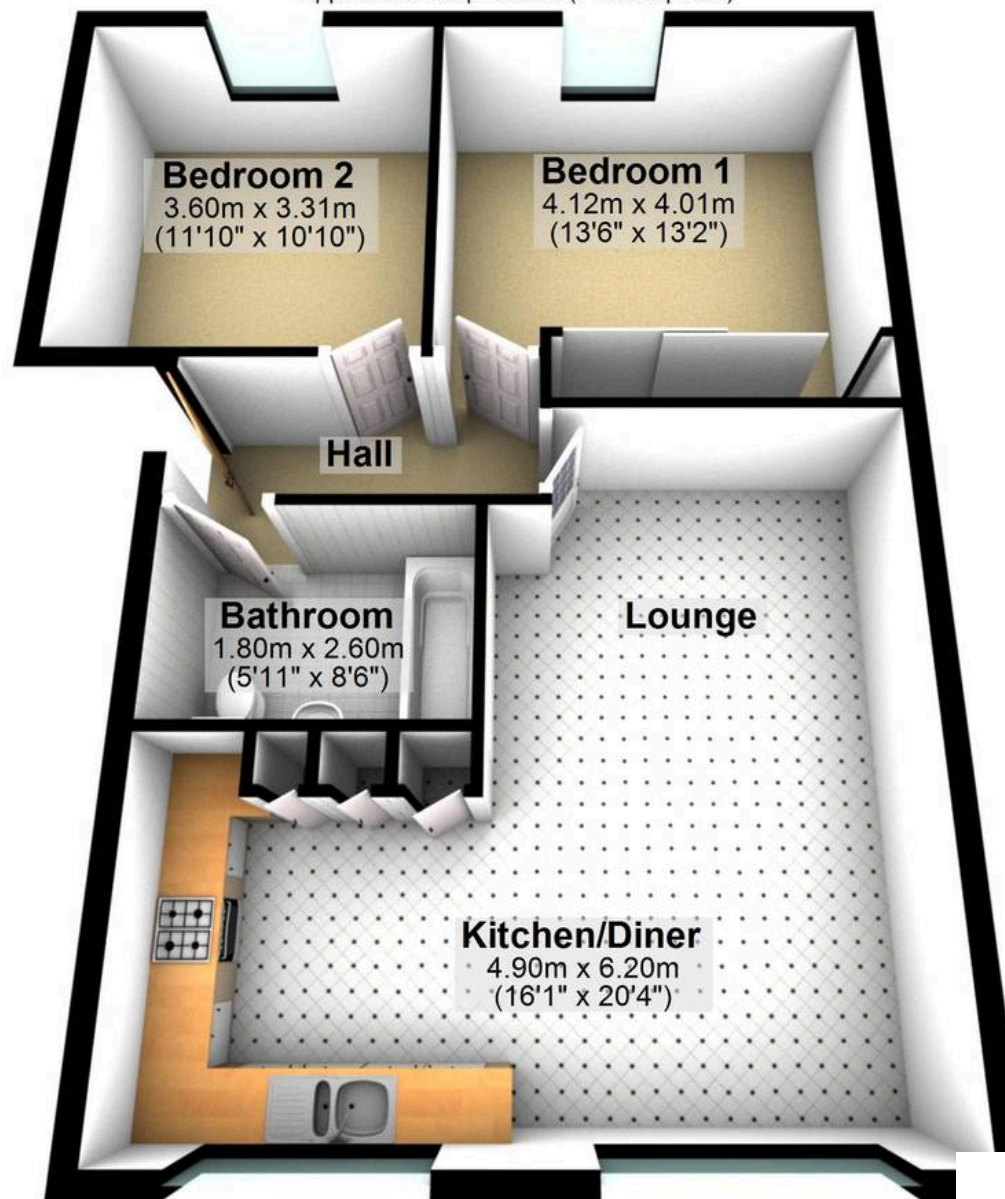
Approx. 18.8 sq. metres (202.7 sq. feet)



Garage
6.41m x 3.41m
(21' x 11'2")

Ground Floor

Approx. 66.4 sq. metres (714.5 sq. feet)



Bedroom 2
3.60m x 3.31m
(11'10" x 10'10")

Bedroom 1
4.12m x 4.01m
(13'6" x 13'2")

Hall

Bathroom
1.80m x 2.60m
(5'11" x 8'6")

Lounge

Kitchen/Diner
4.90m x 6.20m
(16'1" x 20'4")

Total area: approx. 85.2 sq. metres (917.2 sq. feet)

All measurements are approximate
Plan produced using PlanUp.



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