



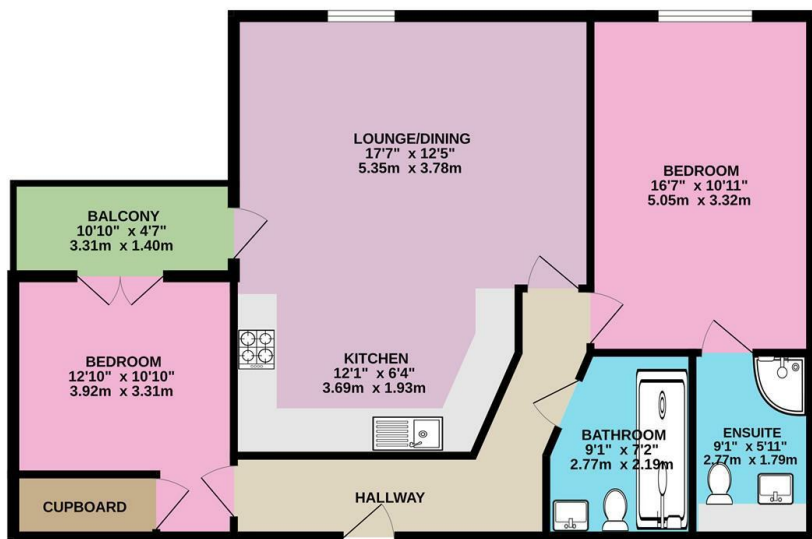
## 35 Snaithing Heights Clumber Road, Ranmoor, Sheffield, S10

Asking Price £300,000

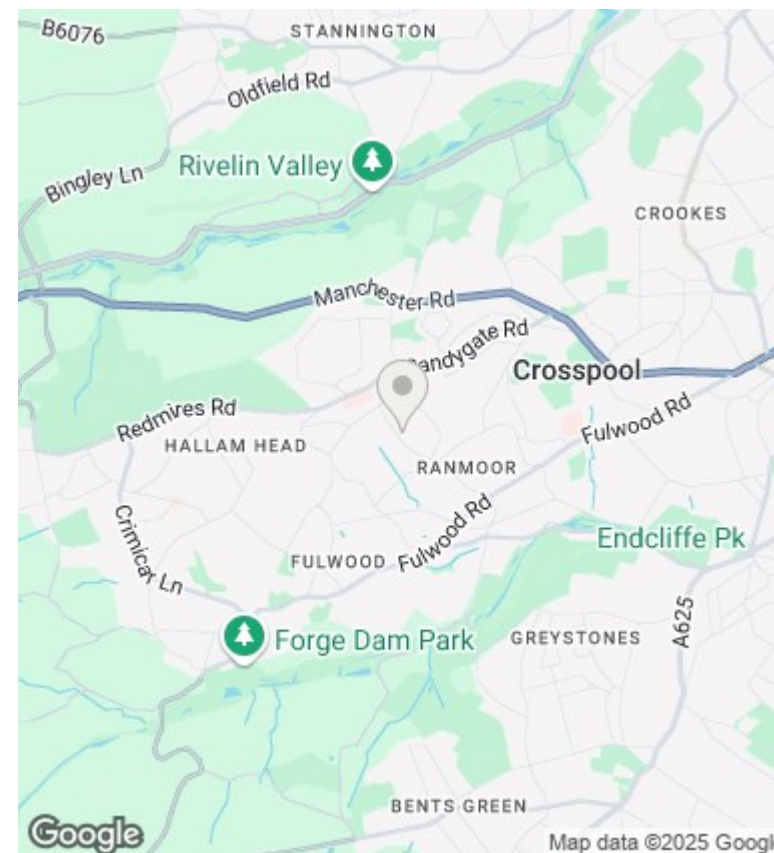
- Top floor apartment
- Two bedrooms
- Exclusive development
- Walking distance to Crosspool and Ranmoor shops
- Lift access to all floors
- Two beautiful bathrooms
- Undercroft parking
- South facing
- Balcony
- Quiet location



GROUND FLOOR  
869 sq.ft. (80.8 sq.m.) approx.



TOTAL FLOOR AREA: 869 sq.ft. (80.8 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Directions

## Viewings

Viewings by arrangement only. Call 01142 687777 to make an appointment.

## Council Tax Band

## EPC Rating:

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