







## 2 Ryefield House

7 Ryefield Gardens • Ecclesall • Sheffield S11 9UD

Guide Price £300,000 - £325,000

Immaculately presented 3-bedroom first floor apartment occupying an enviable location on a popular cul-de-sac, within walking distance of Ecclesall Road South. Providing 1020sq ft of light and airy accommodation, which benefits from a private entrance with a security intercom and stairs up to the first-floor apartment, well-proportioned bedrooms with master en-suite, detached garage, patio, and driveway. Benefits from gas central heating and double-glazing. No chain. A private entrance with useful storage and stairs which rise to the first floor. A bright and airy hallway creates a great first impression, leading through to the open plan flexible living space, flooded with natural light and far-reaching views, complemented by French doors and Juliet balcony. Presented in elegant décor, laminate flooring, and modern feature fireplace, offering ample space for lounge and adjoining dining area. The kitchen is equipped with neutral wall and base units, wood effect worktops, tiled splashbacks, and roof Velux windows. Integrated appliances include an oven, electric hob, dishwasher, fridge freezer, and washing machine. There are three attractive bedrooms, all neutrally presented with a master en-suite and fitted wardrobes in both double bedrooms. A smaller third room is ideal as a study, dressing room, or occasional bedroom. A separate shower room is equipped with a chrome heated towel rail, vanity hand wash basin, and WC. Externally, a driveway provides off street parking for numerous vehicles, leading to a detached garage equipped with an electric car charging point, and attractive patio, providing the owner with valuable outdoor space. Ryefield Gardens is an extremely popular cul-de-sac within a sought-after location, walking distance of Ecclesall Road South, having local shops and amenities, as well as having good access links to the city centre, hospitals, universities, train stations and the Peak District.





- Immaculately Presented First Floor Apartment
- 3 Bedrooms & Master En-Suite
- Light & Airy Flexible Living Space
- Juliette Balcony & Far-Reaching Views
- Private Entrance & Security Intercom
- Detached Garage, Drive, & Patio
- No Chain.
- Service charge is £1,140 pa or £95 pcm.
- Leasehold 250 years from 2004 at £150 pa.
- Council Tax Band C, EPC Rating C

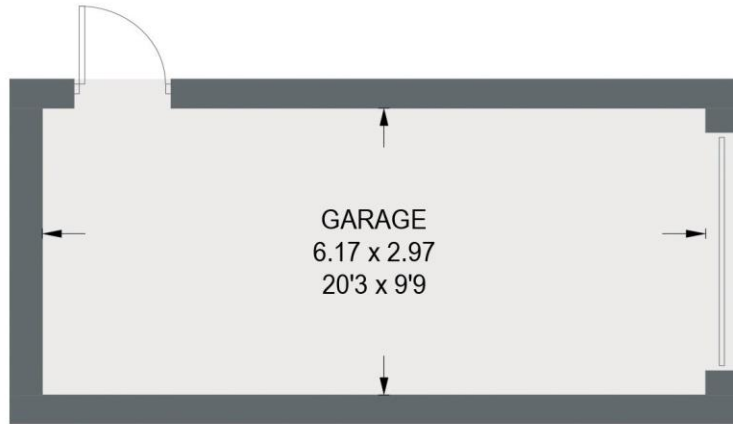


# FLAT 2 RYEFIELD HOUSE

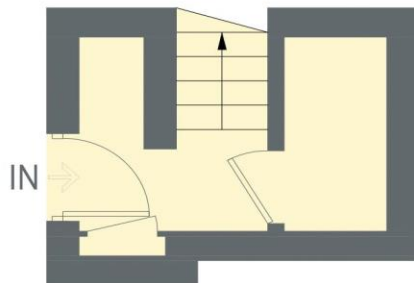
APPROXIMATE GROSS INTERNAL AREA = 92.7 SQ M / 998 SQ FT

GARAGE = 18.3 SQ M / 197 SQ FT

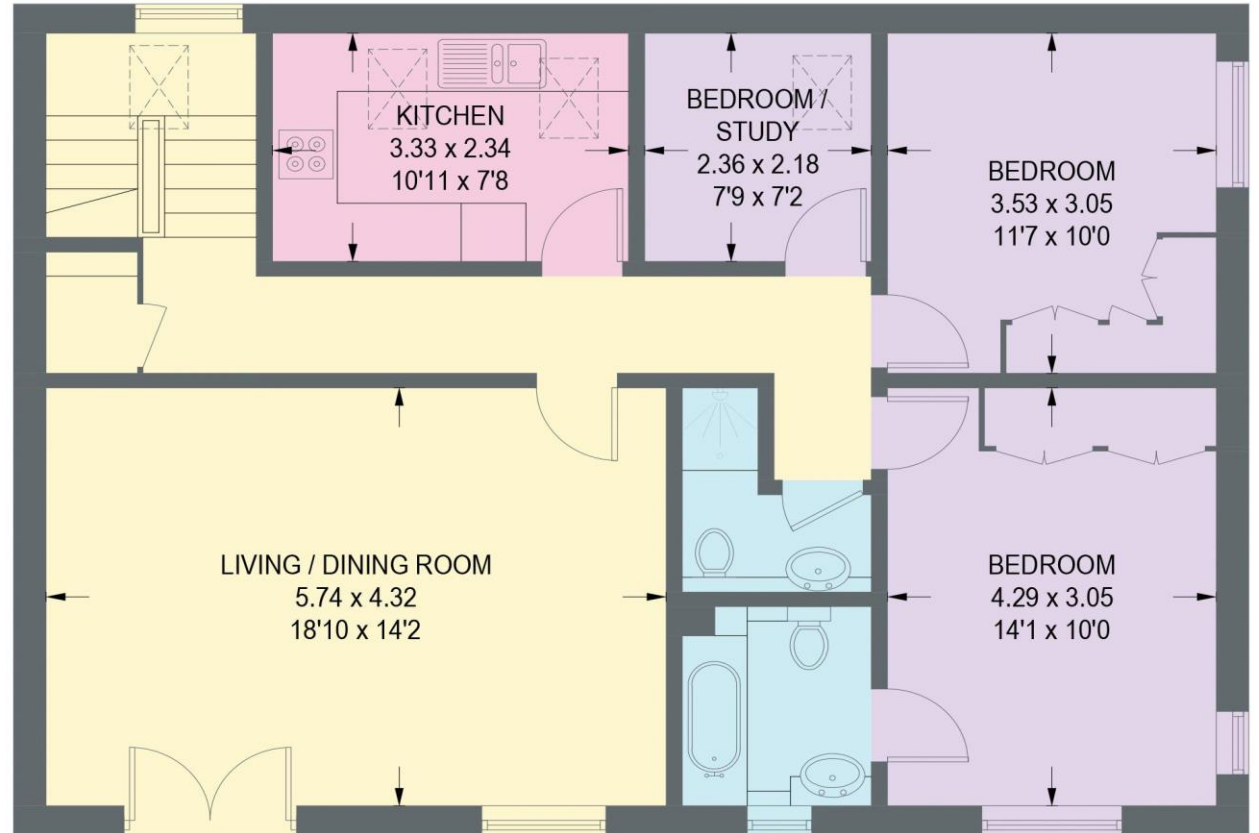
TOTAL = 111.0 SQ M / 1195 SQ FT



(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)



**GROUND FLOOR**  
6.2 SQ M / 67 SQ FT



**FIRST FLOOR**  
86.5 SQ M / 931 SQ FT

Illustration for identification purposes only,  
measurements are approximate, not to scale.



**haus**

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