







39 Ranby Road

Endcliffe Park • Sheffield • S11 7AJ

Asking Price £325,000

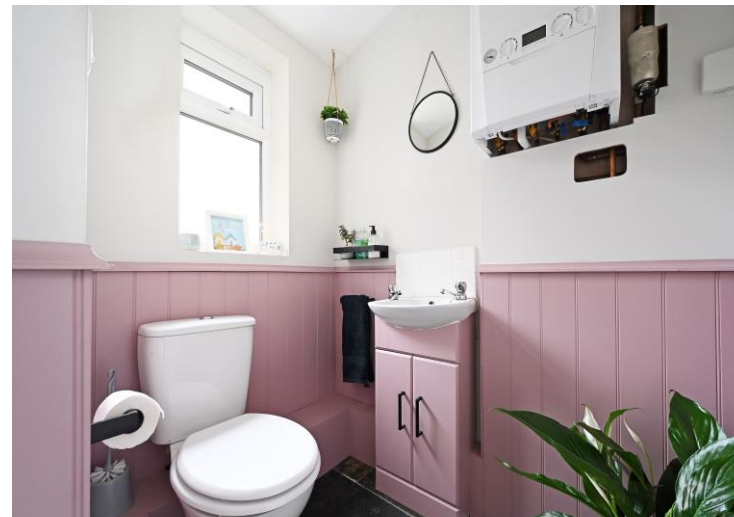
Located within a short stroll of Endcliffe Park is a stunning 3-bedroom bay fronted terraced house. Improved by recent owners to create a stylish, flexible family home arranged over 3 levels which benefits from an extended dining kitchen, recently installed modern bathroom and attractive enclosed rear garden. The ground floor comprises a bay fronted lounge designed with bold modern tones, featuring an exposed brick chimney breast housing log burning stove, wooden shutters, coving and neutral carpet. The hub of the home is the extended dining kitchen fitted with a range of shaker style units topped with wooden worktops and a range of integrated appliances including oven, 4 ring gas hob, fridge, freezer and dishwasher. Complemented by contrasting slate floor, offering ample space for dining table which features French doors creating direct access to the garden. The first floor comprises a stylish double bedroom presented in dark earthy tones, complemented by wood effect flooring and period feature fireplace. Bedroom 2 is rear facing presented in a neutral palette ideal for child's bedroom, study or dressing room. The fabulous bathroom is equipped with 3-piece white suite, black matte fittings and cheerful chevron style tiling. Stairs rise to the second floor creating a light and airy double bedroom and study, both fitted with Velux window and storage within the eaves. Externally is an enclosed rear garden designed with stone patio and artificial lawn creating a level, enclosed attractive rear garden. Ranby Road is a hugely popular road within a very short walk of Endcliffe Park, Ecclesall Road and Sharrowvale Road with their superb range of shops, bars, pubs and restaurants. The property is within the catchment of very popular schools and excellent public transport links provide easy access to the city centre, Universities and hospitals.





- 3 Bedroom Terraced Family Home
- Improved by Recent Owners
- Stones Throw of Endcliffe Park
- Recently Installed Bathroom
- Fabulous Extended Dining Kitchen

- Shaker Style Kitchen with Integrated Appliances
- Cosy Lounge & Log Burning Stove
- Attractive Enclosed Rear Garden
- Leasehold 800 years 29/09/1897 £8.50pa
- Council Tax Band B, EPC Rating D





39 RANBY ROAD

APPROXIMATE GROSS INTERNAL AREA = 99.0 SQ M / 1066 SQ FT

CELLAR = 14.2 SQ M / 153 SQ FT

TOTAL = 113.2 SQ M / 1219 SQ FT



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



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