

1 Ranmoor View, 410 Fulwood Road, Ranmoor, Sheffield, S10 3GG  
£170,000



# 1 Ranmoor View, 410 Fulwood Road, Ranmoor, Sheffield, S10 3GG

£170,000

Council Tax Band: B

A bright and spacious two double bedroom ground floor flat, which is located within this quiet development off Fulwood Road! Perfect for first time buyers or landlords, the property enjoys modern styled fittings and has upvc double glazing and electric heating throughout. Situated within close proximity to a wealth of shops and amenities, the property is well served by regular bus routes which give easy access to the Universities, Hospitals, City Centre and the Peak District. In brief, the property comprises; Secure communal entrance lobby, a wide and inviting entrance hallway with large storage area, spacious lounge, kitchen with fitted units, two double sized bedrooms and a bathroom. There is communal parking available and the development is set within mature and well stocked communal gardens. Available to the market with NO CHAIN INVOLVED, contact Archers Estates to book your viewing today! Council tax band C, leasehold tenure - 79 years remaining, £1260 per annum service charge.

## Communal Entrance Lobby

Access to the property is gained through a secure entrance door which has an intercom system. A further door leads directly to the property.

## Entrance Hallway

A wide and inviting entrance hallway which has laminate flooring, an electric heater, a fitted storage cupboard and a useful walk in storage room which is larger than average and has fitted base units. Doors lead to all rooms in the property.

## Lounge

15'5 x 11'6" (4.70m x 3.51m)

A bright and spacious lounge which has a rear facing upvc double glazed window overlooking woodland, an electric heater and laminate flooring. There is ample space for seating furniture and a dining table and chairs.

## Kitchen

9'6" x 7'11" (2.90m x 2.41m)

Having modern styled fitted wall and base units and a laminated worksurface incorporating a stainless steel one and a half sink and drainer unit and electric hob with extractor above. There are integrated appliances including an eye level electric oven and grill, fridge/freezer, a dishwasher and there is space for a washing machine. There is a front facing upvc double glazed window, vinyl flooring and a cupboard housing the water cylinder.

## Master Bedroom

11'6" x 9'6" (3.51m x 2.90m)

A spacious master bedroom which has a rear facing upvc double glazed window overlooking woodland, laminate flooring and an electric heater.

## Bedroom Two

9'8" x 8'7" (2.95m x 2.62m)

The second bedroom is another double sized room which has laminate flooring, an electric

heater and a front facing upvc double glazed window.

## Bathroom

6'7" x 4'11" (2.01m x 1.50m)

Having a modern suite comprising of a panelled bath with shower over, a vanity wash basin and a low flush wc. With an electric radiator and tiled flooring.

## Outside

There are communal grounds within the development which has communal parking bays, pathways and well maintained lawns/flower beds.





41 Sandygate Road, Sheffield, South Yorkshire, S10 5NG  
01142 683833  
info@archerstates.co.uk  
www.archerstates.co.uk

