



**Ranmoor Crescent, Sheffield**

**Asking Price £950,000**





# Ranmoor Crescent, Sheffield

## DESCRIPTION

Hunters of Hunters Bar are delighted to bring to market this 5 bed semi-detached Victorian property. Nestled within this sought after neighbourhood, this exceptional 5-bedroom semi-detached Victorian property effortlessly combines classic architectural features with modern comforts such as the rear ground floor extension.

Upon entering, you are immediately greeted by the reception hall containing many original features. The high ceilings, adorned with ornate cornices and ceiling roses with hardwood flooring underfoot invites you to explore further.

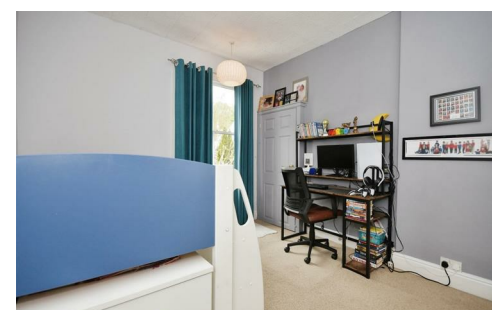
The ground floor boasts a spacious and inviting living room, adorned with fireplace, working sash bay window where you can unwind. In the hallway there is access to a useful cellar which lends itself to various uses, you will also discover the dining room with sash windows and fireplace which is perfect for hosting. The thoughtfully designed bespoke kitchen with granite countertops offers a delightful blend of contemporary fixtures and traditional aesthetics and leads to;

The family room extends seamlessly from the kitchen, creating a versatile area for everyday living, entertaining guests, or simply enjoying quality time with the family. Having a large roof light with sliding glass doors provide a seamless connection to the rear garden, flooding the space with natural light and the benefit of toilet and utility just off.

Ascending the staircase, you will find the first and second floors, which host three generously proportioned bedrooms. Each room has its own unique character, featuring high ceilings, sash windows, and original features. To the second floor is two further bedrooms, one complete with an en-suite bathroom and access under eaves storage.

Completing this is a well-maintained rear garden, providing a perfect place to relax in. The outdoor space offers a perfect balance between landscaped areas and a paved terrace, ideal for dining or enjoying sunny summer afternoons.

- No Chain
- Sought after Road, exclusive suburb
- Large Victorian Semi Detached Family Residence
- Accommodation Over Four Floors
- Retaining original features
- Five Bedrooms and Two Bathrooms
- Basement Ideal for Conversion
- Convenient location
- Downstairs toilet and utility room.











Total floor area 209.0 sq.m. (2,250 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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