

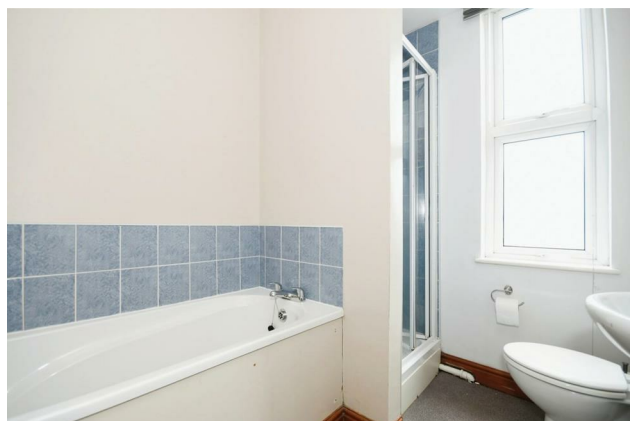
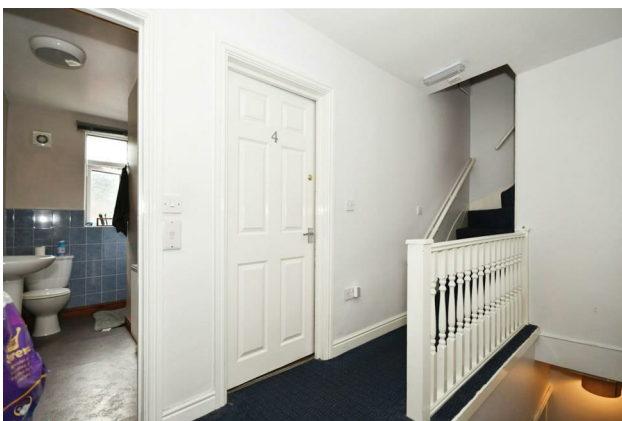
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31 Ratcliffe Road, Sheffield, S11 8YA

Asking Price £300,000

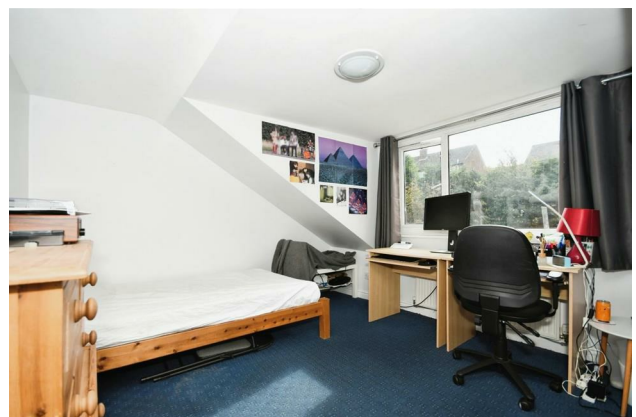
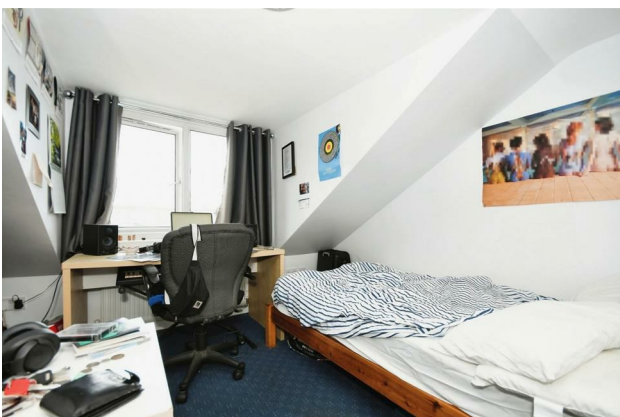
Property Images



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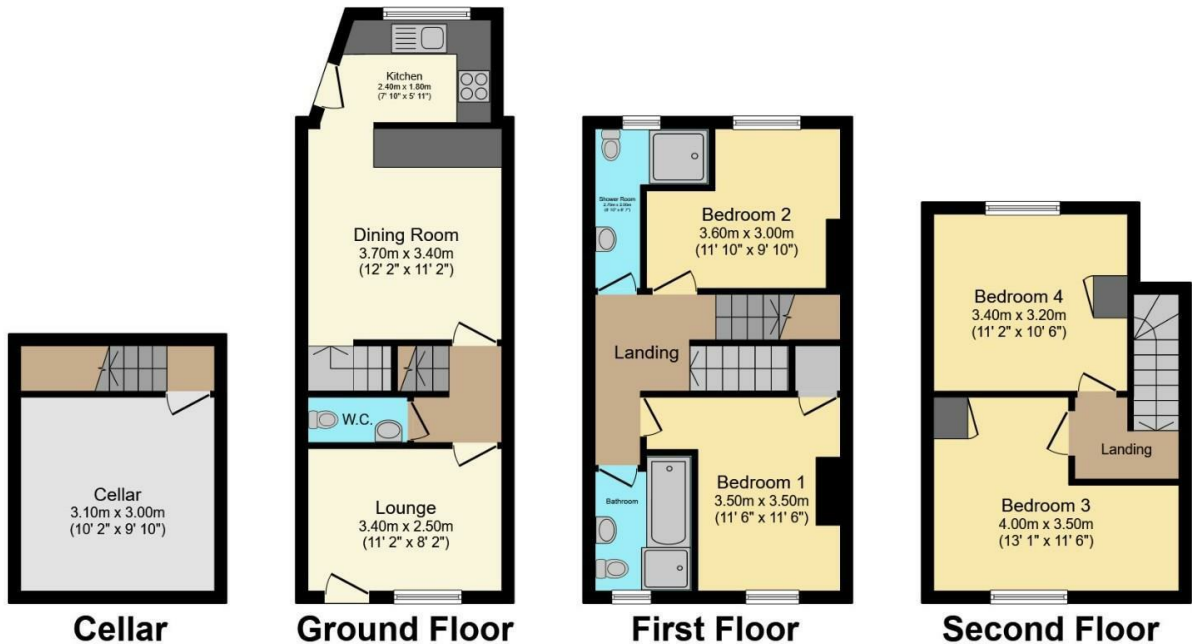


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Property Images





Total floor area 109.3 sq.m. (1,176 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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EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Map



Details

Type: House - Mid Terrace Beds: 4 Bathrooms: 2 Receptions: 1
Tenure: Freehold

Ideally located in the heart of this much sought after residential road is this well presented and surprisingly spacious house Four bedroomed two bathroom, Victorian terraced. Located in the very heart of Sharrow Vale with its wealth of local shops, cafes and bars within a shorty stroll yet tucked away in a tranquil feeling that is set away from the hustle and bustle. Perfect for the professional couple, first time buyer or young family alike.

Offering well presented and very well proportioned accommodation spanning over four floors in the region of 1,176 sq ft including the basement conversion, the property will be of particular interest to the first time buyer, young family and professional couple alike and must be viewed to be fully appreciated. With larger than average private rear gardens and residents parking scheme to the front. This wonderful property in brief comprises rear off shot kitchen, kitchen diner extension, basement conversion accessed from the kitchen, sitting room, toilet, two bedrooms and two bathrooms to the first floor and two further bedrooms on the upper the upper floors.

Located in the very heart of Sharrowvale, one of Sheffield's most sought after and desirable residential suburbs, within walking distance of all the independent shops and restaurants along with easy access to central Sheffield, The Peak District and Endcliffe park

Features

• No Chain • Four bedrooms Two bathrooms • Large than average Kitchen diner • Basement conversion • Located in Sharrowvale • Highly regarded schools close by • Ideal for a young family or professional couple • Spacious accommodation over four floors • Downstairs toilet