



48, Ranmoor Crescent, Sheffield, S10 3GW

# 48, Ranmoor Crescent

Sheffield, S10 3GW

## Description

Situated towards the top of the hill on this intimate and desirable development of three executive homes and commanding a fine, south, south easterly view down the valley towards St Johns Christchurch. This super property offers a wealth of generously proportioned accommodation (2314 square feet) over three floor that includes a large, lower level of accommodation that includes a kitchenette, shower room and spacious living room. This level also has independent access from the main residence, making it an ideal annexe for a dependent relative, older children or as a way to generate a separate stream of income and be let out. With five double bedrooms and four bathrooms there is plenty of space here, even for the larger family and also plenty of room to create a home office for those people who now spend more time working from home. Ranmoor is a very desirable village that is situated in the south west sector of the city. The parish is conveniently close to the main city hospitals and universities making it very popular with medics and academics and the family market will appreciate the 'outstanding' local schooling. Ranmoor is well connected to the city centre via regular bus services running along Fulwood Road and there are a number of nearby shops, cafes, restaurants, pubs and bars that create a thriving social scene. For those with a love of sports and outdoor pursuits the nearby Hallamshire Golf Course, Hallamshire Tennis Club, Hallam F.C and the ease of access to get out into the beautiful surrounding countryside via parkland walks will make the area a lovely place to live. This really is a lovely home that is complemented by the superb location.

- Superb location in one of Sheffield's most desirable of areas.
- Fine, southerly facing views to the rear.
- A large, lower level of accommodation which would make an ideal annexe/childrens play area/gym/cinema/extra bedroom, with independent access at the rear and offering huge versatility in the way it could be used.
- Five double bedrooms.
- Four bath/shower rooms including a stunning and luxurious principal, adjacent to the Main bedroom.
- Open plan dining kitchen and spacious sitting room with bay window.
- Utility room and ground floor W.C.
- Lovely garden to the rear including a terrace with a pleasant view and a lower level of lawn.
- Block paved off road parking and an integrated, double garage.
- EPC rating C72, Council Tax G and long leasehold (999 from 2000 at an annual ground rent of £100).



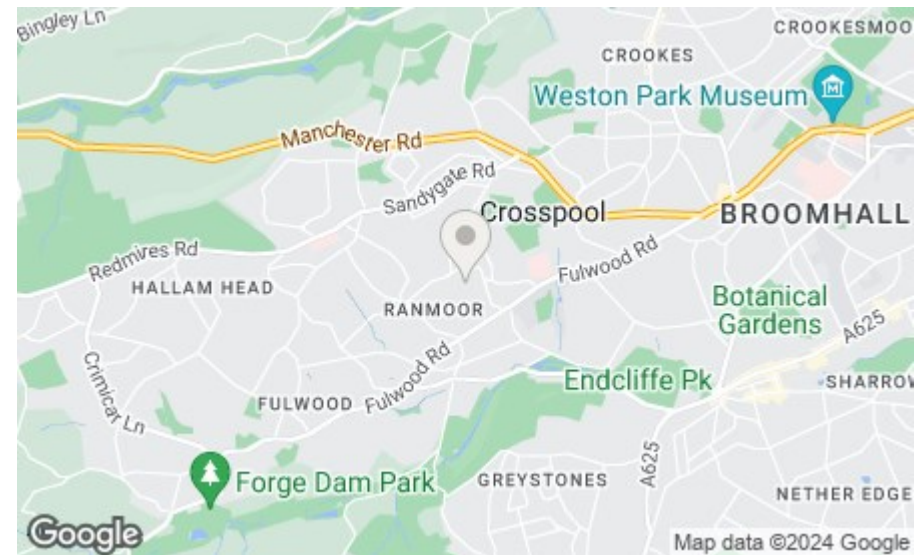




THE GARAGE IS NOT INCLUDED IN THE TOTAL FLOOR AREA

TOTAL FLOOR AREA : 2314sq.ft. (215.0 sq.m) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2024



**Bakewell**  
3 Royal Oak Place  
Matlock Street  
Bakewell DE45 1HD  
T: 01629 700699  
E: bakewell@elr.co.uk

**Banner Cross**  
888 Ecclesall Road  
Banner Cross  
Sheffield S11 8TP  
T: 01142 683388  
E: bannercross@elr.co.uk

**Dore**  
33 Townhead Road  
Sheffield  
S17 3GD  
T: 0114 2362420  
E: dore@elr.co.uk

**Hathersage**  
Main Road, Hathersage  
Hope Valley  
Derbyshire S32 1BB  
T: 01433 651888  
E: peakdistrict@elr.co.uk

**Rotherham**  
149 Bawtry Road  
Wickersley  
Rotherham S66 2BW  
T: 01709 917676  
E: wickersley@elr.co.uk

**EADON  
LOCKWOOD  
& RIDDLE**  
ESTD 1840