





24 Ryefield Gardens

Ecclesall • Sheffield • S11 9UD

Guide Price £195,000 - £205,000

Ideal for first-time buyers, downsizers or investors, this well-presented two-bedroom ground floor apartment occupies an attractive position at the end of a quiet cul-de-sac in the highly sought-after area of Ecclesall. Light, airy and spacious throughout, the property offers well-proportioned accommodation with a fitted kitchen, comfortable living room, two double bedrooms, modern bathroom, communal gardens, residents' parking and a private garage with electric door. The property is also offered with no onward chain, making it an appealing choice for buyers looking for a straightforward move. The apartment is accessed via a secure communal entrance with intercom system, with the private entrance positioned on the ground floor and approached via a few steps. A welcoming entrance hallway provides access to the main rooms and includes a useful storage cupboard. The fitted kitchen features solid wooden worktops, colourful tiled splashbacks and a range of wall and base units, together with an integrated oven and gas hob. A front-facing window provides plenty of natural light, while a breakfast bar creates a useful informal seating area. There is also space for additional appliances. The spacious living room is presented in warm, neutral tones and benefits from a front-facing window. A feature media wall and brick hearth provide an attractive focal point, with space for an electric fire, creating a comfortable and inviting reception room. There are two double bedrooms, both enjoying a pleasant rear-facing aspect. The principal bedroom benefits from extensive bespoke fitted wardrobe storage, providing excellent hanging and storage space. The bathroom is partially tiled and fitted with a three-piece white suite comprising a bath with shower over, WC and wash hand basin set within a vanity unit offering useful storage. The property is surrounded by well-maintained communal gardens, providing attractive shared outdoor space. Residents also benefit from designated parking bays, together with a private garage with electric door, providing secure parking or valuable additional storage. Ecclesall is one of Sheffield's most popular residential areas, renowned for its excellent range of local amenities, independent shops, cafés, restaurants and bars. The area offers a fantastic balance of city convenience and access to green open spaces, with Endcliffe Park, Ecclesall Woods and the surrounding Peak District countryside all within easy reach. There are a number of well-regarded schools nearby, together with excellent transport links providing convenient access to Sheffield city centre, universities, hospitals and surrounding areas. With its quiet position, excellent local amenities and strong appeal to both owner-occupiers and investors, Ryefield Gardens is ideally placed for enjoying all that Ecclesall has to offer.



- Ground Floor Apartment in S11
- CASH ONLY - Short Lease
- Quiet Cul De Sac Location
- 2 Double Bedrooms
- Spacious Living Room
- Modern Fitted Kitchen & Bathroom
- Secure Garage & Resident Bay Parking
- Service Charge Approx £100pcm
- Lease Details TBC
- Council Tax Band C, EPC Rating TBC

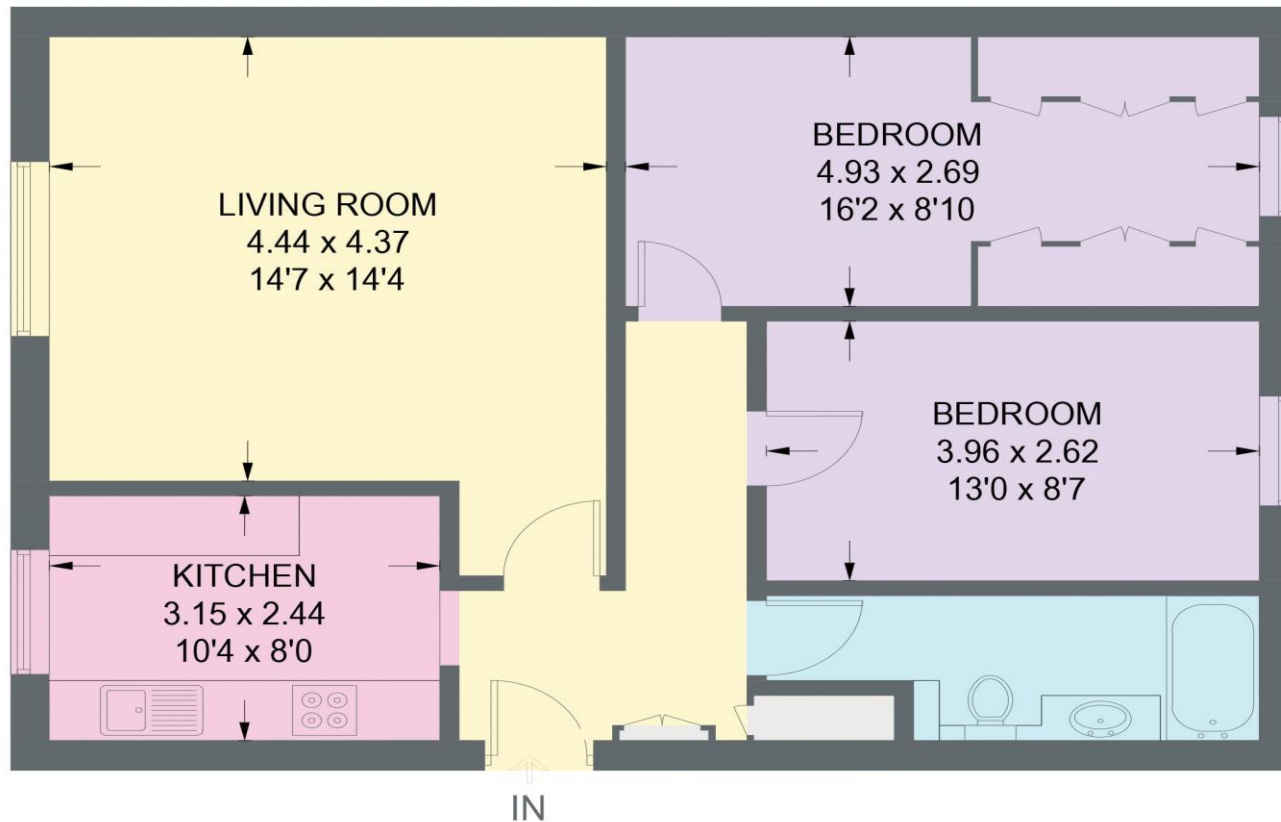


24 RYEFIELDS GARDEN

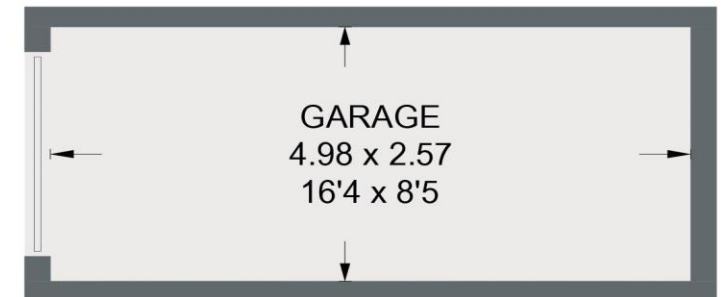
APPROXIMATE GROSS INTERNAL AREA = 66.7 SQ M / 718 SQ FT

GARAGE = 12.7 SQ M / 137 SQ FT

TOTAL = 79.4 SQ M / 855 SQ FT



GROUND FLOOR



(NOT SHOWN IN ACTUAL
LOCATION / ORIENTATION)

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

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.