







Apt 5 Welburn

222 Graham Road • Ranmoor • S10 3GS

Guide Price £350,000 - £360,000

A beautifully appointed two double bedroom, ground-floor apartment with its own private entrance, set within well-maintained communal gardens in the highly regarded area of Ranmoor, S10. The property benefits from level access with no steps, wide doorways suitable for wheelchair access and two allocated parking spaces. A pair of double doors opens into the private entrance porch, which benefits from two useful storage cupboards. One houses the combination boiler and provides additional storage, whilst the second offers coat hanging and further storage space. A wide doorway opens into the superb open-plan kitchen, living and dining room. This impressive, flexible space is light and airy, with neutral décor, carpeting and bespoke shutters. The kitchen is fitted with a stylish range of grey wood-effect base units and white high-gloss wall units, complemented by matching grey work surfaces and splashbacks with under-unit lighting. A breakfast bar provides additional seating, whilst integrated appliances include a fridge freezer, dishwasher, washing machine, electric oven, microwave and four-ring induction hob with extractor over and stainless-steel splashback. Beautiful Amtico flooring continues from the kitchen into the hallway. The hallway leads to the second bedroom, a good-sized double with a side-facing window overlooking the communal gardens and grey carpeting. The luxury bathroom is fitted with a modern white suite comprising bath with shower attachment, WC, wash hand basin and chrome heated towel radiator. The room is fully tiled in cream, with attractive mosaic tiling around the bath. A beautifully decorated, wood-panelled hallway leads through to the generously proportioned master bedroom. This impressive room features a rear-facing bay window with fitted feature Shaker panelling and wooden shutters. There is also a large walk-in wardrobe with grey sliding doors and a stylish en-suite shower room, fitted with shower cubicle, WC, wash hand basin and chrome heated towel radiator, with contemporary grey tiling. Outside, the property is set within attractive and well-maintained communal gardens. There is a private car park with two allocated parking spaces, together with a separate communal covered and secure cycle store, which can also be used for additional storage. Apartment 5, Welburn is situated at the end of a private driveway accessed from Graham Road in the highly sought-after area of Ranmoor. The property is well placed for a range of local shops and amenities, reputable schools, Bingham Park and Endcliffe Park, together with a variety of recreational facilities. There is excellent access to Sheffield city centre, the city's hospitals and universities, as well as the beautiful Peak District, making this an ideal location for professionals, couples and those seeking a peaceful yet well-connected setting. Leasehold 200 years from Nov 2001, £100pa Service Charge £174.22pcm - Omnia





- Ground Floor Apartment in Ranmoor, S10
- 2 Double Bedrooms & 2 Bathrooms
- Superb Open Plan Living/Dining/Kitchen
- Contemporary Kitchen & Integrated Appliances
- Private Entrance
- Well Maintained Communal Gardens
- Service Charge £174.22pcm - Omnia
- Two Allocated Parking Spaces
- Leasehold 200 years from Nov 2001
- Council Tax Band D, EPC Rating C





APARTMENT 5, WELBURN, 222 GRAHAM ROAD

APPROXIMATE GROSS INTERNAL AREA = 102.9 SQ M / 1108 SQ FT
(EXCLUDING CAR PARKING SPACE)

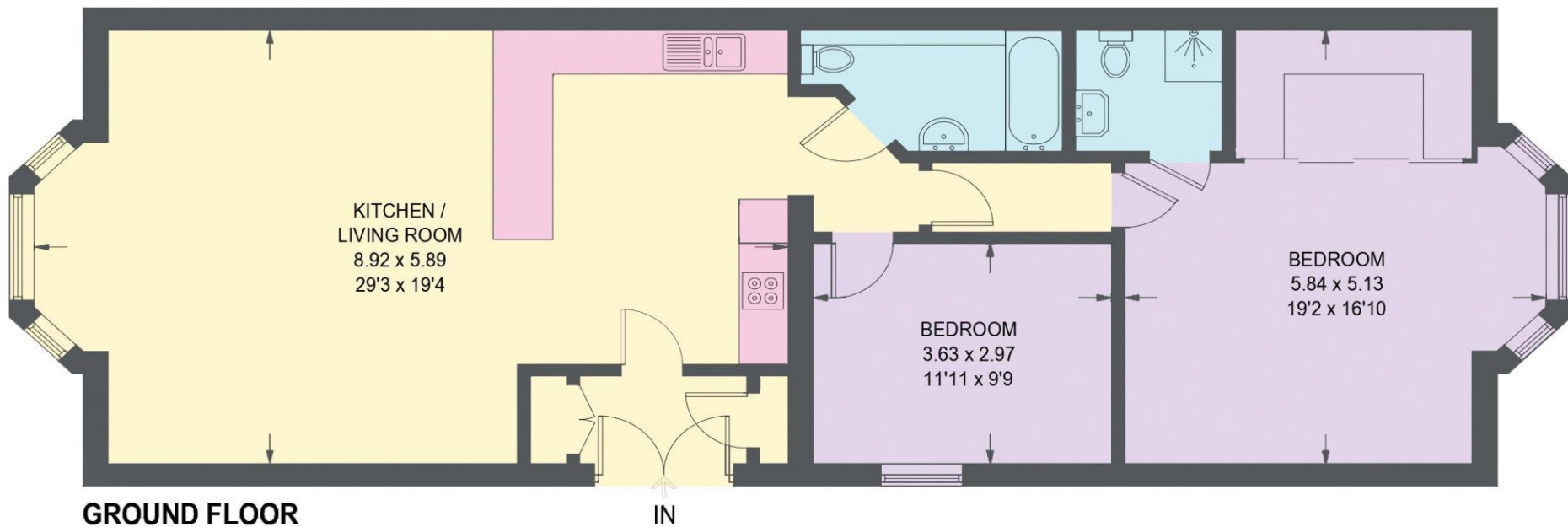
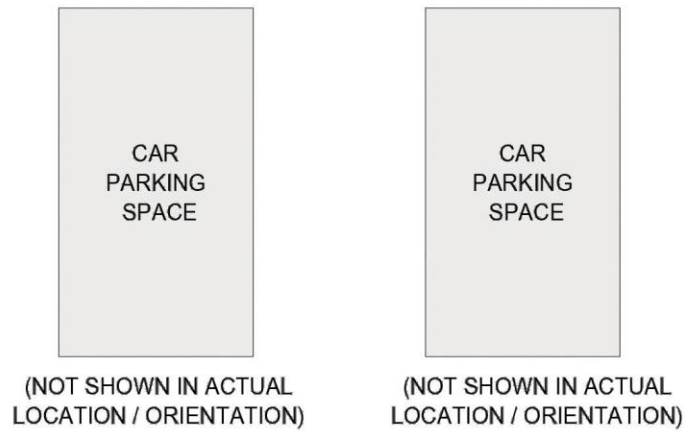


Illustration for identification purposes only, measurements are approximate, not to scale.

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.



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