



# 26, Ranmoor Road

Sheffield, S10 3HG

## Description

Standing in a slightly elevated position away from this well regarded road, in the centre of a generous plot that includes attractively planned and planted gardens to both the front and rear. This elegant, early Victorian, freehold property offers accommodation over two floors and the potential to extend, to add further living space at the side, subject to regs. The property is approached via a gated driveway that provides off road parking for at least three cars with a pretty, south facing garden providing a welcoming feel to guests and a lovely place to unwind in the warmer months of the year. Passers by hardly know the property exists and residents will enjoy a sense of privacy and security yet with the convenience of being situated in the very heart of this affluent and highly regarded area, a moments walk away from the excellent local amenities. This attractive, characterful home has three double bedrooms to complement the wide reception hall, two reception rooms and kitchen. The current owners have extended the property at the rear to provide a study area/rear lobby and a ground floor shower room to go with the main bathroom on the first floor. This is a super property that will be perfect for buyers wanting to downsize while staying in the area and get closer to the local facilities and represents an exciting opportunity that is not to be missed.

## ELR PREMIUM - IMPORTANT PLEASE READ:

ELR is marketing this property with the benefit of 'ELR Premium'.

ELR has introduced ELR Premium to help reduce fall through rates and speed up, what can often be, an unnecessary sales process.

Purchasers will benefit from the pre sale buyers pack, which we have created with our legal partners, Banner Jones



- First class location, close to highly regarded schooling, transport links and Ranmoor's excellent amenities.
- Two bathrooms including one ground floor shower room.
- Rear study area/lobby and an understairs cloakroom/utility area.
- Gas central heating via a Bosch combination boiler and timber double glazing provide an EPC rating of D59.
- Beautifully presented gardens to both the front (south facing) and rear.
- Wide and welcoming reception hall and three double bedrooms.
- Gated driveway with a block paved drive providing parking for at least three cars.
- Two reception rooms providing versatility in the way they can be used.
- Kitchen with Corian worksurfaces.
- ELR Premium sale - Buyers fees of £595, including VAT, will apply.



Solicitors, to give buyers as much information as possible before they agree to purchase.

The pack includes:

Property Information Questionnaire (PIQ - a summary of the TA6)

TA10 (Fittings and Contents)

Official Copy of the Register

Title Plan

Local Search\*

Water and Drainage Search\*

Coal and Mining Search\*

Environmental Search\*

(ELR have ordered the local, drainage, coal and environmental searches; we will add these to the pack as they become available)

ELR Premium allows the sale process to be completed significantly quicker than a 'normal sale'. This is because the legal work, usually done in the first four to eight weeks after the sale is agreed, has already been completed. The searches, which can take up to five weeks, are ordered on the day the listing goes live and are transferable to the successful buyer as part of their legal due diligence.

Additionally, and on behalf of the seller, ELR requests that the successful buyer enters into a Reservation Agreement and pays the Reservation Agreement Fee of £595

(including VAT). This includes payment for the Information Pack and all the searches (which a buyer typically purchases separately after the sale is agreed).

Upon receipt of the signed Reservation Agreement, payment of the Reservation Agreement Fee, completion of ID and AML checks and the issuing of the Memorandum of Sale, the Seller will agree to take the Property off the market and market it as 'Sold Subject To Contract' (SSTC).

The reservation period is agreed upon at the time of sale but is usually between 60 and 120 days.

The Reservation Fee is non-refundable except where the Seller withdraws from the sale. A copy of the Reservation Agreement is available on request, and ELR advises potential buyers to seek legal advice before entering into the Reservation Agreement.

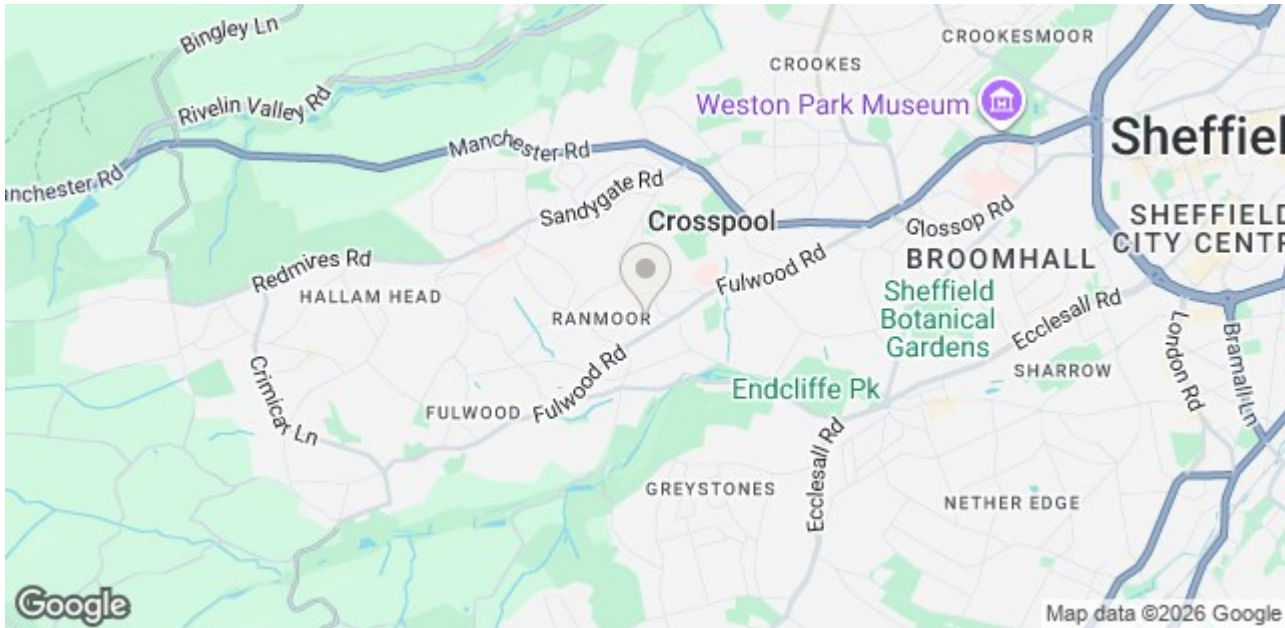
If you have any questions about the process or want to know how selling or buying with ELR Premium could benefit you, please speak to a member of the ELR team.







Whilst every effort has been made to ensure the accuracy of the floorplan this plan is for reference only to location of rooms and property layout for detailed measurements please refer to the brochure or advice from the marketing Agent. UK Energy Assessors Ltd accept no responsibility for measurements and Gross areas of a property they have not visited. Plan produced using PlanUp.



**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

