







## 81 Ranby Road

Greystones • Sheffield • S11 7AN

Guide Price £375,000 - £395,000

Situated in a highly sought-after location, just a stone's throw from Endcliffe Park and Ecclesall Road, this stunning three-double-bedroom, three-storey mid-terrace home combines beautiful period character with stylish contemporary finishes throughout. Boasting an attractive, low-maintenance enclosed rear garden and versatile living space, the property offers a warm and welcoming home in one of Sheffield's most desirable locations. Accessed via a communal passageway and side entrance door, the property opens into a beautifully presented bay-fronted living room featuring a hardwood parquet floor, decorative coving, ceiling rose, wooden sash bay window, and an attractive open coal-effect fireplace, creating a wonderfully cosy and homely atmosphere. To the rear is a fabulous open-plan dining kitchen, flooded with natural light and overlooking the garden. This cheerful and inviting space features contrasting wood flooring, stripped internal doors, a dedicated dining area, and access to both the cellar and rear garden. The adjoining fitted kitchen is finished with wooden worktops and incorporates an integrated oven, gas hob, fridge, and dishwasher, together with space and plumbing for a washing machine. A tiled floor, side-facing window, and rear entrance door complete this practical and stylish space. The first-floor landing is enhanced by attractive period panelling and quality neutral carpeting. The principal bedroom is positioned to the front elevation and benefits from two generous windows, warm and calming décor, and a useful walk-in wardrobe. There is also built-in storage on the landing. A spacious rear-facing double bedroom enjoys pleasant garden views and is presented in soft pastel tones, creating a light and airy retreat. The recently installed bathroom has been thoughtfully designed with a luxurious freestanding rolled-top slipper bath with brass feet, a brass rainfall shower, stylish wall tiling, traditional-style radiator, monochrome tiled flooring, and a concealed storage cupboard housing the boiler. A staircase rises to the second floor, where a further generous double bedroom provides highly versatile accommodation. Featuring exposed beams, crisp white décor, varnished floorboards, dual front and rear aspects via Velux-style windows, and access to useful eaves storage, this space would make an excellent guest bedroom, home office, or principal suite. Externally, the fully enclosed rear garden has been designed for ease of maintenance and outdoor enjoyment. It features contemporary slatted fencing, a stone terrace, partially artificial lawn, decked seating area, characterful rustic walling, raised sleeper planting beds, and a useful brick-built outhouse. Perfectly positioned close to Endcliffe Park, Ecclesall Road's excellent array of shops, cafés, bars and restaurants, highly regarded local schools, open green spaces, and convenient transport links into Sheffield city centre, this exceptional home offers an enviable lifestyle in a prime residential location.





- Period Mid Terrace in S11
- 3 Double Bedrooms
- Stone's Throw from Endcliffe Park
- Recently Installed Bathroom
- Cosy Living Room

- Light & Airy Dining Kitchen
- Sought After Location in Greystones
- Low Maintenance Rear Garden
- Leasehold - absent landlord
- Council Tax Band B, EPC Rating D

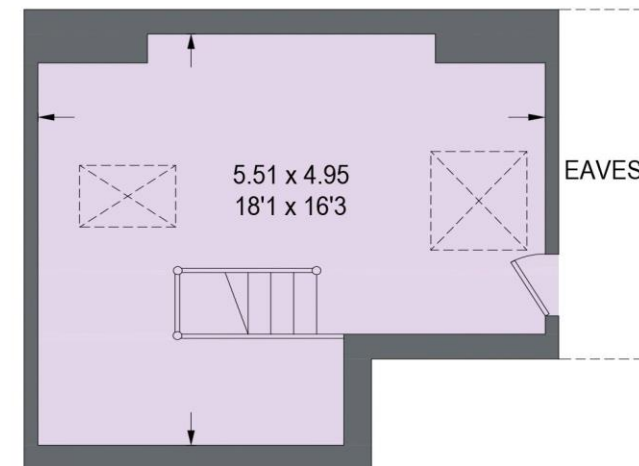
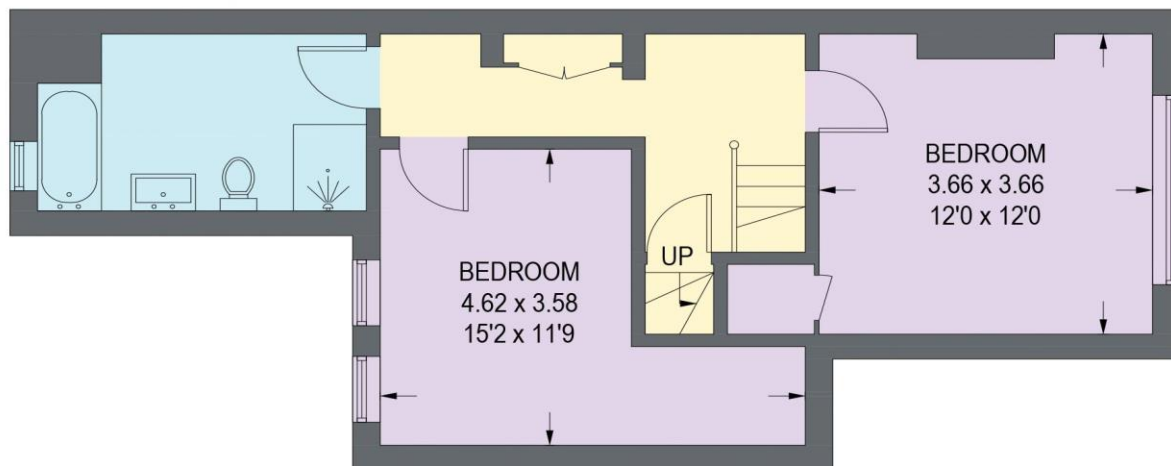


# 81 RANBY ROAD

APPROXIMATE GROSS INTERNAL AREA = 110.7 SQ M / 1191 SQ FT

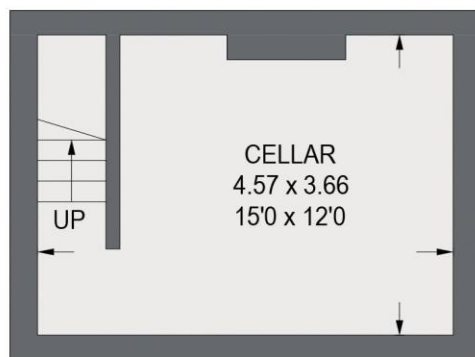
CELLAR = 16.6 SQ M / 179 SQ FT

TOTAL = 127.3 SQ M / 1370 SQ FT

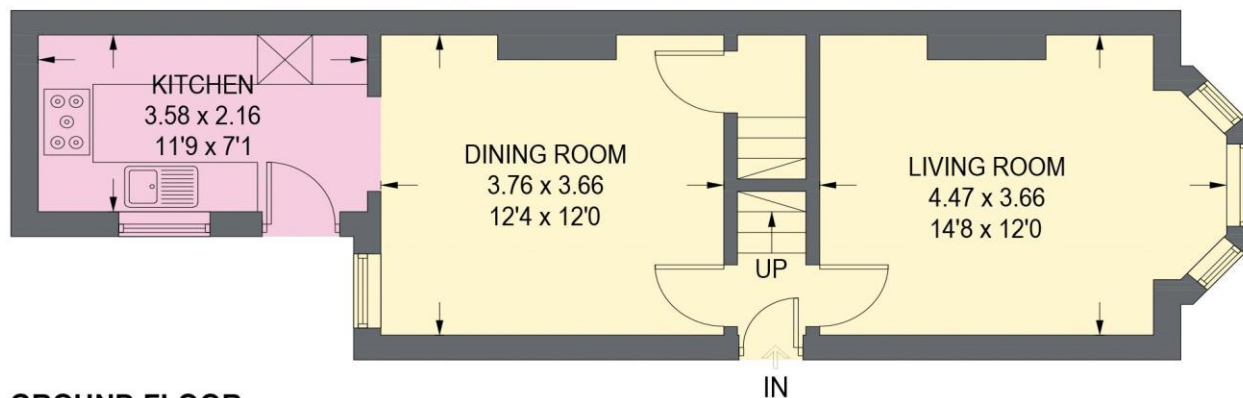


**FIRST FLOOR**  
45.2 SQ M / 486 SQ FT

**SECOND FLOOR**  
24.8 SQ M / 267 SQ FT



**CELLAR**  
16.6 SQ M / 179 SQ FT



**GROUND FLOOR**  
40.7 SQ M / 438 SQ FT

Illustration for identification purposes only,  
measurements are approximate, not to scale. (ID1314364)



haus

West Bar House, 137 West Bar, Sheffield, S3 8PU  
hello@haushomes.co.uk haushomes.co.uk

0114 276 8868