

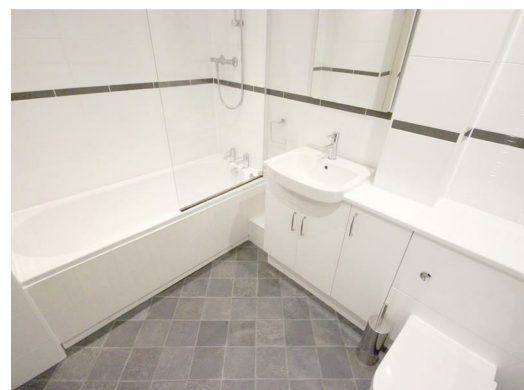


**Graham Road, Sheffield S10 3DW**

**£950 Per Calendar Month**

SK Estate Agents are pleased to offer for LET, this spacious and neutrally decorated top floor apartment situated in this private complex located in the highly sought after area of Ranmoor. In close proximity to a range of local shops, transport links to the city centre and Endcliffe Park, this property would ideally suit professionals. In brief the property comprises: entrance hallway, reception room, kitchen, balcony, three bedrooms, bathroom, laundry room and off-road parking space. Early viewing is recommended in order to avoid disappointment. Strictly no pets, and no smokers.

Available from November 1st 2026



### Entrance Hallway

Welcoming hallway having carpeted flooring, ceiling coving, gas central heating radiator and plentiful storage.

### Cloakroom

Good sized cloakroom providing excellent storage space, having carpeted flooring and shelving.

### Reception Room

Impressively sized reception room which can be used both as a lounge and dining room. Made bright and airy by rear timber double glazed windows and sliding balcony doors. Having two gas central heating radiators, carpeted flooring and ceiling coving.

### Kitchen

Good sized modern fitted kitchen having a good range of wall and base units with contrasting marble effect counter tops, made bright and airy by rear double glazed timber window. Having 4 ring gas hob with electric oven under, laminate flooring, gas central heating radiator, tiled splashbacks and stainless steel sink and drainer. Includes: Fridge/Freezer and microwave.

### Hallway

Providing access to the bedrooms and bathroom, having carpeted flooring.

### Master Bedroom

Spacious double bedroom having carpeted flooring, two gas central heating radiators, useful storage and made bright and airy through multi aspect rear timber double glazed windows.

### Bedroom Two

Front facing double bedroom having carpeted flooring, gas central heating radiator, front facing timber double glazed window and ceiling coving.

### Bedroom Three

Front facing single bedroom having carpeted flooring, gas central heating radiator, front facing timber double glazed window and integrated wardrobe. Housing the Ideal combination boiler.

### Bathroom

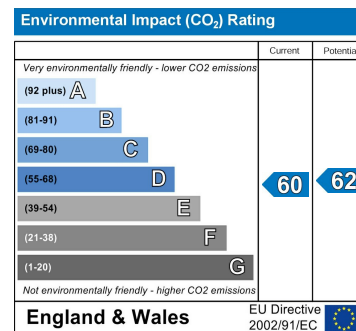
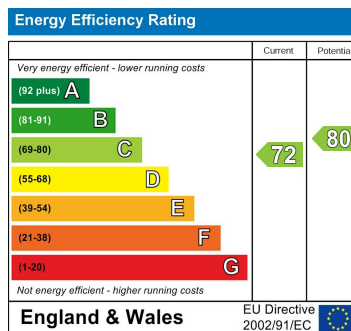
Good sized modern bathroom fitted with a white 3 piece suite comprising of low flushing WC, vanity wash basin, and white panelled bath with shower over. Also having fully tiled walls, heated towel rail, halogen spotlights and cushioned flooring.

### Laundry Room

Secured external laundry room.

### Outside

The property benefits from a large private balcony. There is also a communal space for parking to the front.



In accordance with the Property Misdescriptions Act (1991) we have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and the specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings.

Lease details, ground rent and service charges (where applicable) are given as a guide only and should be checked by your solicitor prior to exchange of contracts. The copyright of all details, photographs and floor plans remains that of SK Estate Agents



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