



14, Bramwith Road

Sheffield, S11 7EZ

This three-bedroom mid-terraced house provides an excellent opportunity to live in Nethergreen. Having its own back garden space and modern interior, the property is well suited the First Time Buyers, professional couples and those looking to downsize.

The current owners have upgraded the property throughout, with the log burner providing a feature of the living room, and the dining area and off-shot kitchen being opened up to provide the perfect entertaining space.

No. 14 has particularly brilliant views across to Ranmoor, which can be seen from the top floor bedroom, and with bedroom two being the perfect size for a nursery or office space, working from home is a viable option.

Contemporary fixtures and fittings can be found throughout this property, whilst in keeping with the property's heritage, and the option of a cellar conversion (subject to regulations) is certainly a possibility.

Call ELR to book your viewing and secure your opportunity to purchase today!



- Guide Price £330,000-£350,000
- Bright front living room complemented by a Bay Window and Log Burner
- Leasehold with 710 years remaining on the lease
- Modern kitchen with five burner gas hob, dishwasher and Quartz worktops
- Two double bedrooms and one single bedroom
- EPC Rating: C. Council Tax Band: B
- Dining area with access to Cellar
- Modern family bathroom with in-built storage
- Fantastic views from the top floor bedroom across to Ranmoor



Description

A perfectly presented three-bedroom mid-terrace home that offers accommodation over three floors, supported by a cellar, which provides storage and the potential for further development, subject to regulations. With a fresh and modern interior whilst in keeping with the classic style of this Victoria property, the property is designed to suit modern day life; and open plan dining kitchen for entertaining and a cosy living room with log burner for the longer winter evenings. The bay window in the living room allows for plenty of light to flood the room, giving the space a light and airy feel. The Master Bedroom is situated on the first floor, which encompasses a built-in wardrobe. The family bathroom and bedroom Three are also located on this floor, with Bedroom Three making the perfect nursery room, although could also be used as an at home office space. Located on the second floor, Bedroom Two has a fantastic floor space, and two Velux windows allow for natural light to ensure a bright space, with the rear Velux providing views across to Ranmoor. Externally the property benefits from a rear terraced area, with the privacy of modern horizontal style fencing. The property is well suited to a broad range of buyers and the location, of Nethergreen is a very desirable one.

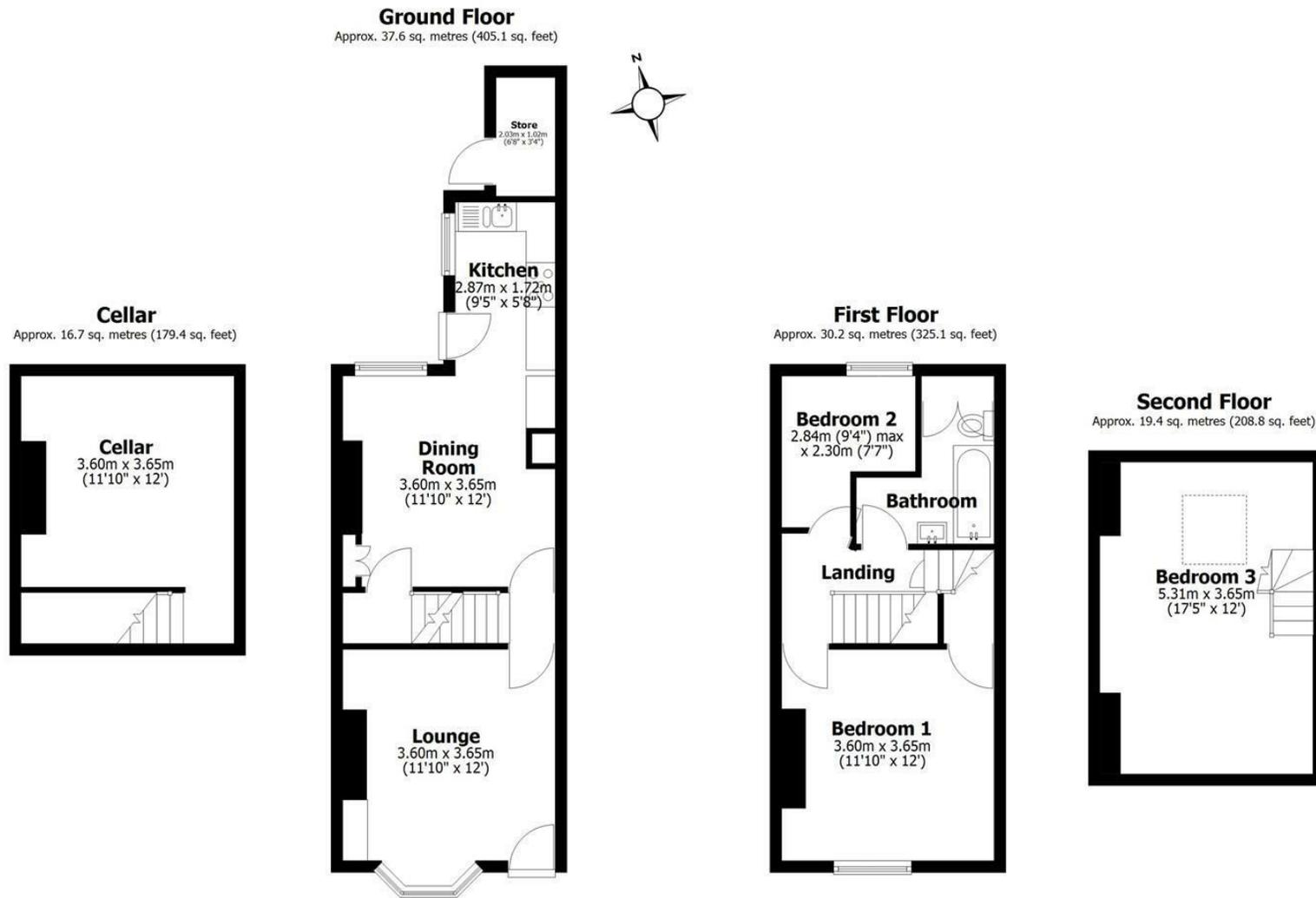
IMPORTANT INFORMATION

Anti-Money Laundering (AML) Checks - As part of making an offer, we're required by law to complete Anti-Money Laundering (AML) checks to confirm the identity of all purchasers. To cover the cost of this process, a fee of £30 inc VAT per buyer is payable when your offer is accepted. This is a standard requirement for all buyers and helps us ensure your offer can be progressed as quickly and smoothly as possible.







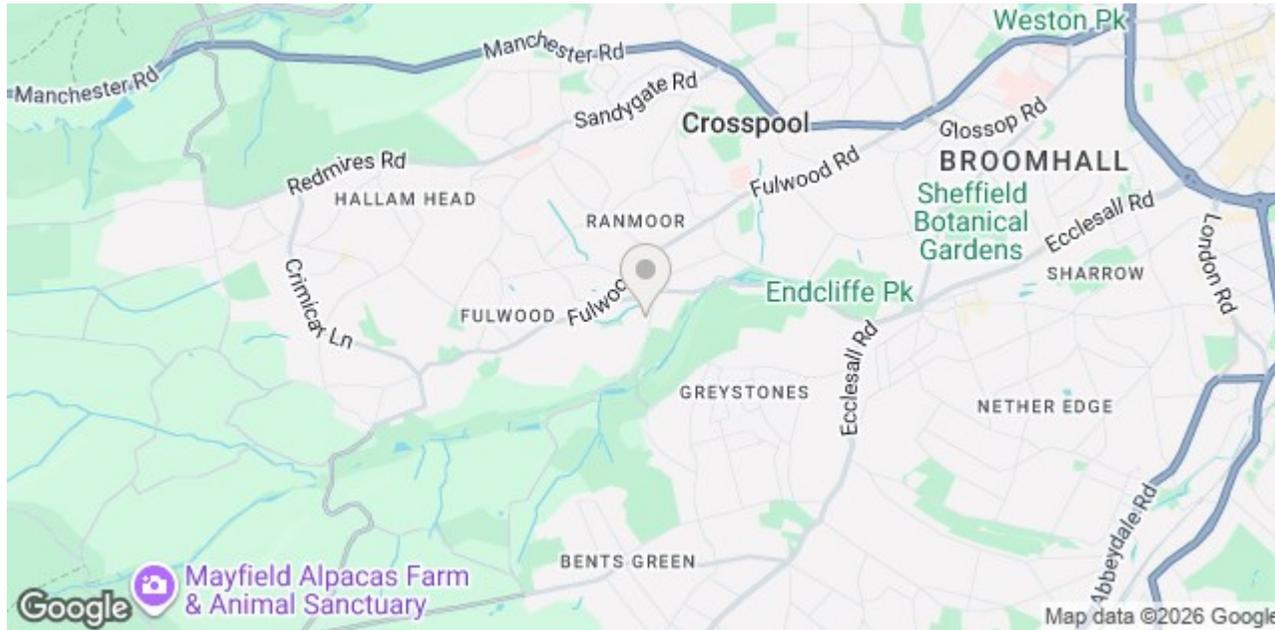


Total area: approx. 103.9 sq. metres (1118.4 sq. feet)

All measurements are approximate
Yorkshire EPC & Floor Plans Ltd
Plan produced using PlanUp.

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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.



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