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13 Ruskin Square

Heeley • Sheffield • S8 9RE

Guide Price £215,000 - £235,000

Situated at the end of a quiet row, alongside the bowling green and away from through traffic, this characterful home that combines rustic charm with practical living. Offering two good-sized bedrooms, an attractive south-facing rear garden and useful stone outbuildings, this freehold property is an excellent opportunity for first-time buyers looking to take their first step onto the property ladder and make a home their own. The property is entered via an elevated front entrance with a forecourt. Inside, the living room is full of character, featuring warm earthy tones, laminate flooring, a generous front-facing window, cast iron radiators and an attractive period fireplace. There is also useful understairs storage. To the rear, the dining kitchen enjoys lovely views over the garden and has a distinctly rustic feel, with wooden units, solid wooden worktops, a ceramic sink and tiled flooring. There is ample space for a dining table, alongside an integrated double oven, gas hob and stable-style rear door. A particularly appealing feature is the superb Yorkshire Range, adding further charm and character to the space. Upstairs, the landing leads to two good-sized bedrooms. The principal bedroom is a generous front-facing double, finished in neutral décor with carpeting. The second bedroom overlooks the rear garden and offers a versatile space for guests, a home office or additional bedroom accommodation. The bathroom is fitted with a three-piece white suite, including a shower over the bath, with built-in storage providing space for towels and housing the boiler. A further feature is the fully boarded loft space, accessed via a loft ladder within the front-facing double bedroom and benefiting from lighting, offering excellent additional storage. Outside, the property continues to impress. To the front is an elevated entrance and forecourt, while to the rear, secure gates provide access to two useful stone outbuildings and the attractive south-facing garden. Designed for relatively low maintenance, the garden features stone paving, traditional dry-stone walling, a decked patio seating area, established planting and grape vines, together with a garden shed and greenhouse – a lovely spot to enjoy the sunshine and outdoor entertaining. Heeley is a popular and well-established residential area, offering a convenient balance of local amenities, green spaces and access to Sheffield city centre. There are a range of independent shops, cafés and everyday facilities nearby, along with good public transport links and access to the surrounding areas. The property is particularly well placed for enjoying the local surroundings, with the bowling green alongside and the added benefit of a tucked-away position away from through traffic. Tenure: Freehold


BUXTON
PEAK DISTRICT







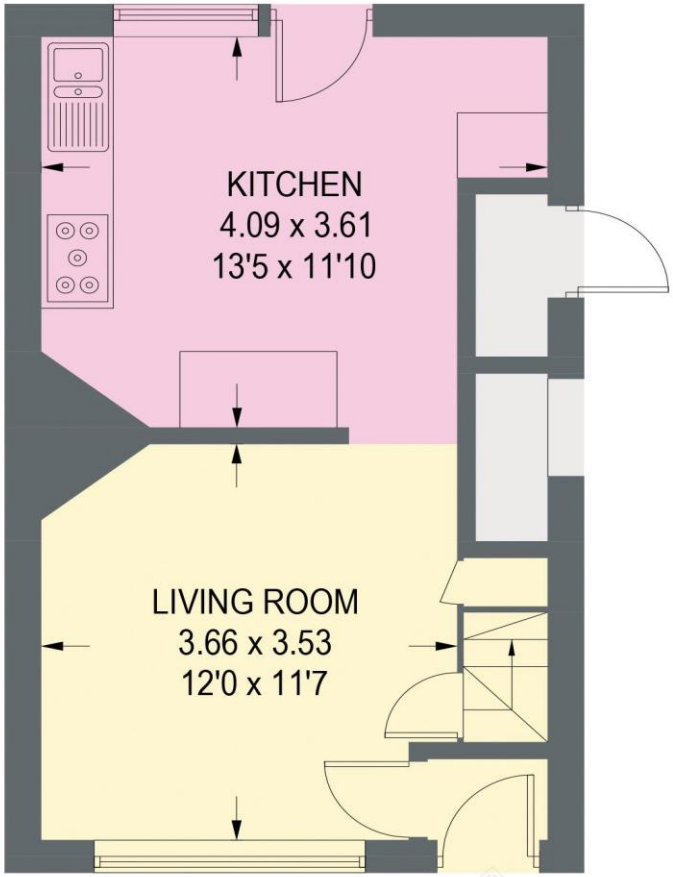
- Charming End Terrace in S8
- 2 Good Size Bedrooms
- Full of Character & Charm
- Focal Yorkshire Range
- Spacious Dining Kitchen
- Cosy Lounge with Period Fireplace
- Modern Bathroom
- Attractive Garden & Outbuildings
- Freehold
- Council Tax Band TBC, EPC Rating D

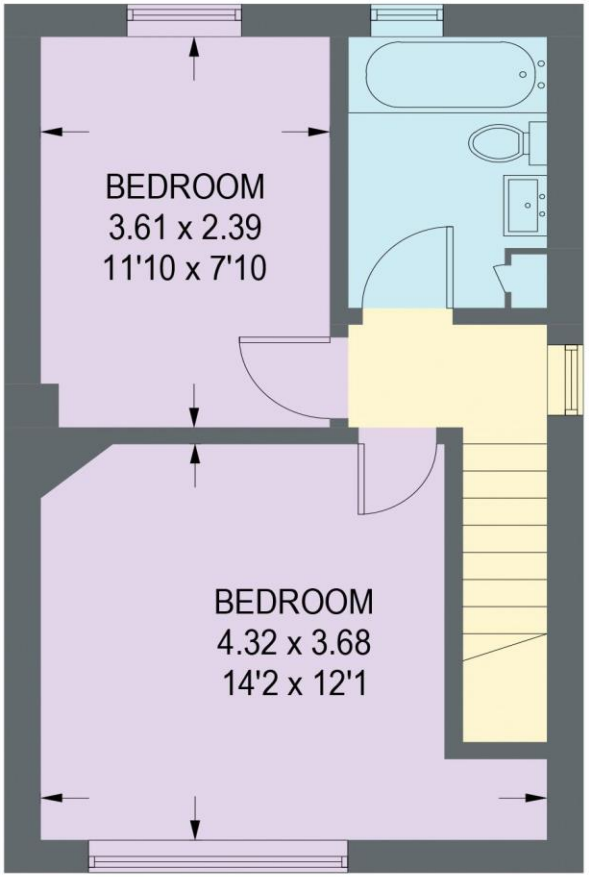




13 RUSKIN SQUARE

APPROXIMATE GROSS INTERNAL AREA = 59.8 SQ M / 644 SQ FT
OUTBUILDINGS = 1.9 SQ M / 20 SQ FT
TOTAL = 61.7 SQ M / 664 SQ FT





GROUND FLOOR
28.7 SQ M / 309 SQ FT

IN

FIRST FLOOR
31.1 SQ M / 335 SQ FT

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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