







32 Ratcliffe Road

Sharrow Vale • Sheffield • S11 8YA

Guide Price £300,000 - £325,000

Situated on the ever-popular Ratcliffe Road, just a stone's throw from the vibrant amenities of Sharrow Vale and Ecclesall Road, this beautifully presented three-bedroom, brick-built mid-terrace offers stylish accommodation throughout and is ideal for first-time buyers. Available with no onward chain, the property combines contemporary décor with a fantastic location close to Endcliffe Park, the city centre and excellent public transport links. The accommodation opens into a welcoming living room, finished in bold two-tone décor with attractive wooden flooring and a large front-facing window, creating a bright and inviting living space. To the rear, the spacious dining kitchen enjoys a cheerful colour palette, stylish herringbone-effect flooring and views over the courtyard garden. The fitted kitchen features wood-effect worktops, ample cupboard space, room for freestanding appliances and plenty of space for a breakfast table, making it an ideal hub for everyday living. A door leads down to the cellar, providing useful storage on both the cellar head and within the main cellar itself. On the first floor, the principal bedroom overlooks the front of the property and features cosy contrasting dark and light décor, wooden flooring and useful built-in storage. The second bedroom is positioned to the rear and offers a versatile space, perfect as a dressing room, home office, nursery or occasional bedroom, complete with neutral décor and cork flooring. The family bathroom is fitted with a white three-piece suite, a shower over the bath, partial wall tiling, tiled flooring and bright, sunny décor. The second floor is home to a generous dual-aspect double bedroom, featuring front and rear Velux windows that flood the room with natural light and create a bright, airy feel. Offering excellent proportions, this versatile room would make an ideal principal bedroom or a spacious guest bedroom. Externally, the property benefits from a small front garden with a vegetable patch, while to the rear is a fully enclosed private courtyard, offering a blank canvas for buyers to create their own outdoor retreat. Perfectly positioned in the heart of Sharrow Vale, this superb home is within easy walking distance of the independent cafés, shops and restaurants of Ecclesall Road, the green open spaces of Endcliffe Park, and Sheffield city centre. With excellent transport links and a thriving local community, this is an outstanding opportunity for first-time buyers looking to step onto the property ladder in one of Sheffield's most desirable neighbourhoods.





- Stylish Terrace House in S11
- Stone's Throw from Sharrow Vale and Ecclesall Road
- 3 Bedrooms & Modern Bathroom
- Spacious Dining Kitchen
- Modern Decor Throughout
- Private Courtyard Garden
- Ideal for First Time Buyers
- No Onward Chain
- Freehold

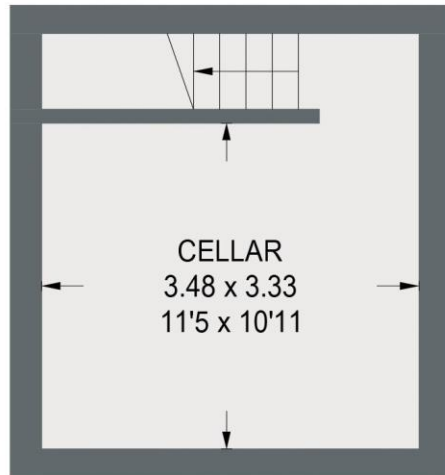


32 RATCLIFFE ROAD

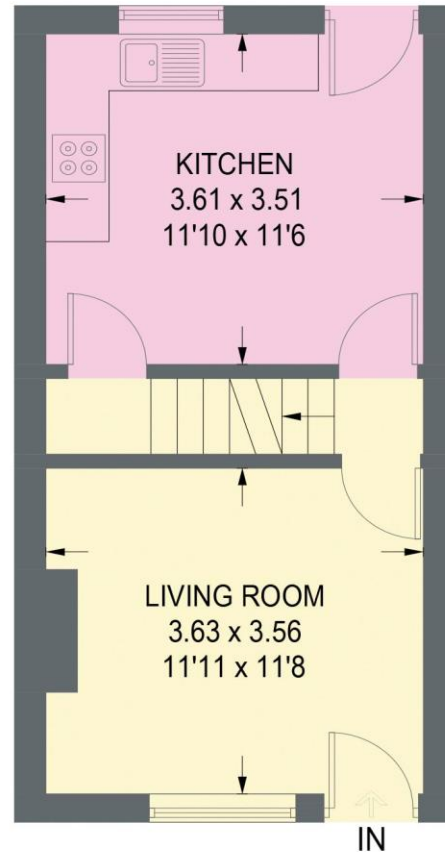
APPROXIMATE GROSS INTERNAL AREA = 76.4 SQ M / 822 SQ FT (EXCLUDING EAVES)

CELLAR = 15.8 SQ M / 170 SQ FT

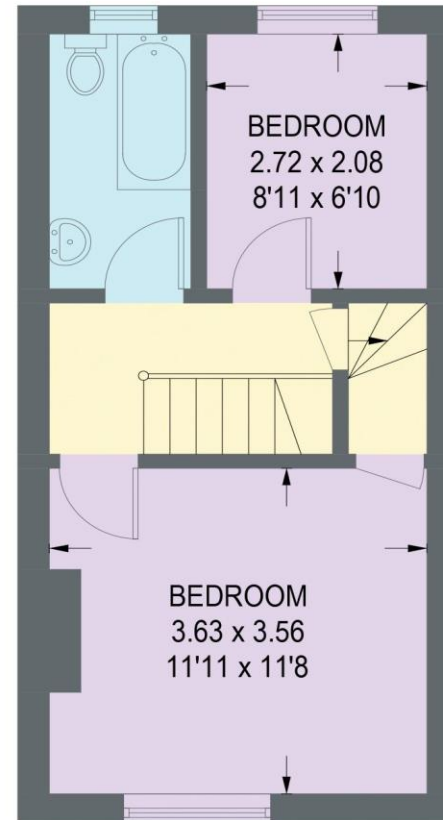
TOTAL = 92.2 SQ M / 992 SQ FT



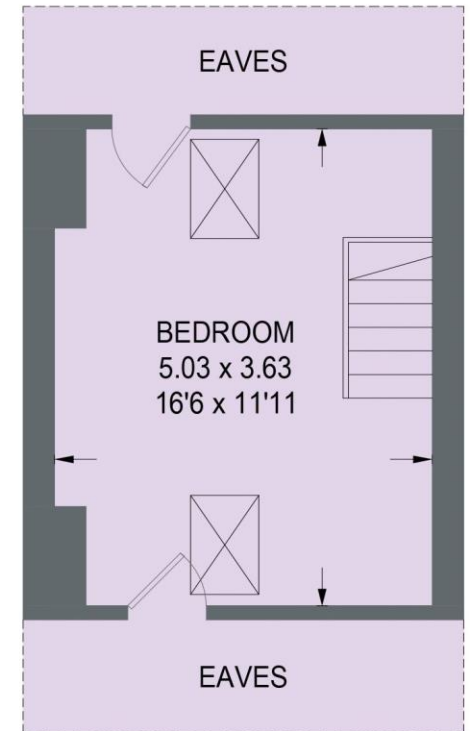
CELLAR
15.8 SQ M / 170 SQ FT



GROUND FLOOR
29.2 SQ M / 314 SQ FT



FIRST FLOOR
29.0 SQ M / 312 SQ FT



SECOND FLOOR
18.2 SQ M / 196 SQ FT

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



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