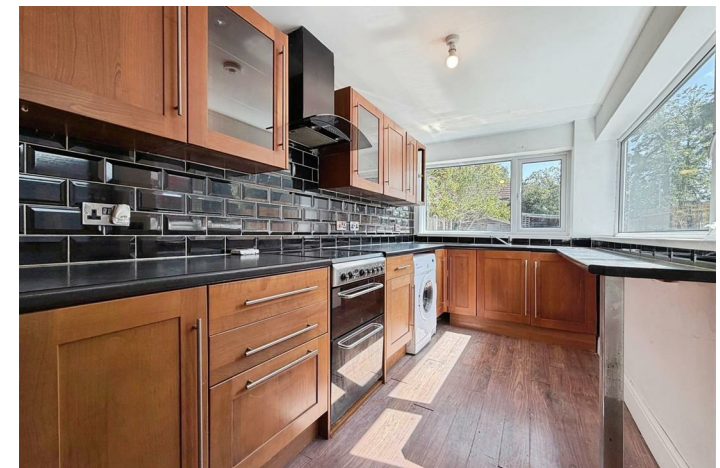




17 RYTON ROAD SHEFFIELD, S25 4DL

£140,000
FREEHOLD

Offered for sale with NO CHAIN. A fantastic opportunity to purchase this three-bedroom end-terraced house, ideally suited to a first-time buyer, young family or investor. Offering well-proportioned accommodation arranged over three floors, the property provides excellent potential and represents an affordable opportunity to buy in the popular area of North Anston. The ground floor comprises a welcoming lounge with bay window overlooking the front, together with a dining kitchen fitted with a comprehensive range of wall and base units. A cellar provides useful additional storage. To the first floor are two bedrooms and the family bathroom, with the second floor providing a further third bedroom. Outside, the property benefits from a lawned rear garden, providing a pleasant space for outdoor seating and entertaining. North Anston is a popular residential village to the south-east of Sheffield, offering a good range of local amenities, shops and schools, together with access to green spaces and recreational facilities. The area also benefits from convenient road links towards Sheffield, Rotherham and the wider motorway network, making it attractive to commuters. BOOK A VIEWING NOW - DO NOT MISS OUT

**Kendra
Jacob**

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JBS Estates

17 RYTON ROAD

- NO CHAIN • Perfect For A First Time Buyer Or Investor • Close To Local Amenities • School Catchment • Easy Reach To The Motorway Network • Three Bedrooms • Good Sized Dining Kitchen • Lounge Overlooking The Front • Cellar • BOOK A VIEWING NOW - DO NOT MISS OUT



Lounge

Good sized room with bay window overlooking the front elevation, electric fire, laminate flooring, coving to the ceiling and central heating radiator.

Dining Kitchen

With a good range of wall and base units with complimentary work surfaces over, sink unit with mixer tap, laminate flooring, windows to the side and rear, extractor hood and central heating radiator. A door leads to the cellar.

Cellar

The cellar would be a perfect place for storage.

First Floor Landing

Stairs rise to the first floor landing. At the bottom of the stairs is a window to the side elevation allowing extra natural light. Coving to the ceiling.

Bedroom One

With useful walk in storage/wardrobe, window overlooking the front, coving to the ceiling, laminate flooring and central heating radiator.

Bedroom Two

With double doors leading into the spacious bedroom having window overlooking the rear, laminate flooring, coving to the ceiling and central heating radiator.

Family Bathroom

Good sized family bathroom briefly comprising of panelled bath with shower attachment, low flush WC and wash hand basin. Laminate flooring, windows to rear, central

heating radiator and cupboard housing the central heating boiler.

Second Floor Master Bedroom

Stairs rise to the second floor bedroom with oak balustrade. Spacious bedroom with mirrored sliding door wardrobes and windows to the side and rear elevations. Central heating radiator.

Outside

To the rear of the property is a lawned area of garden. There is access at the side of the property to the rear garden.

17 RYTON ROAD





17 RYTON ROAD

ADDITIONAL INFORMATION

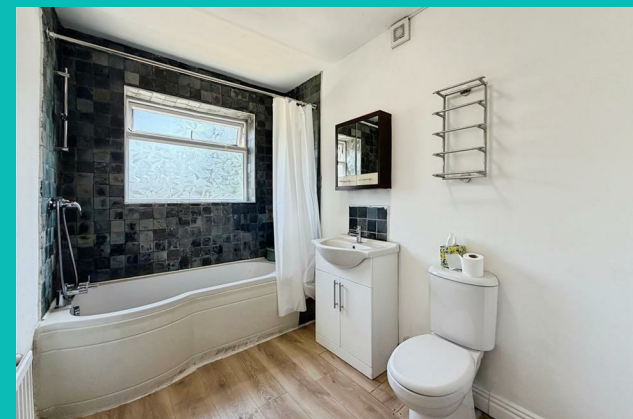
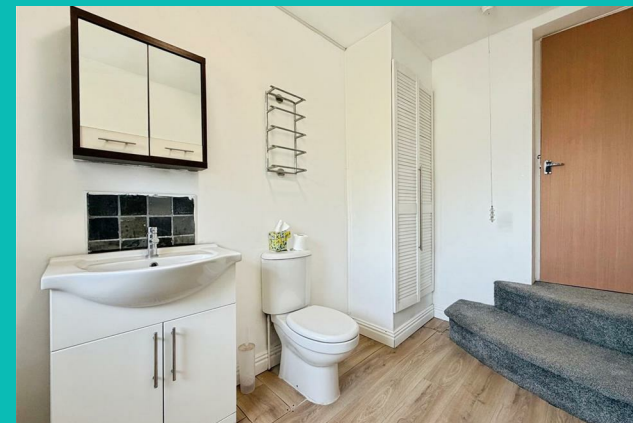
Local Authority – Rotherham Borough Council

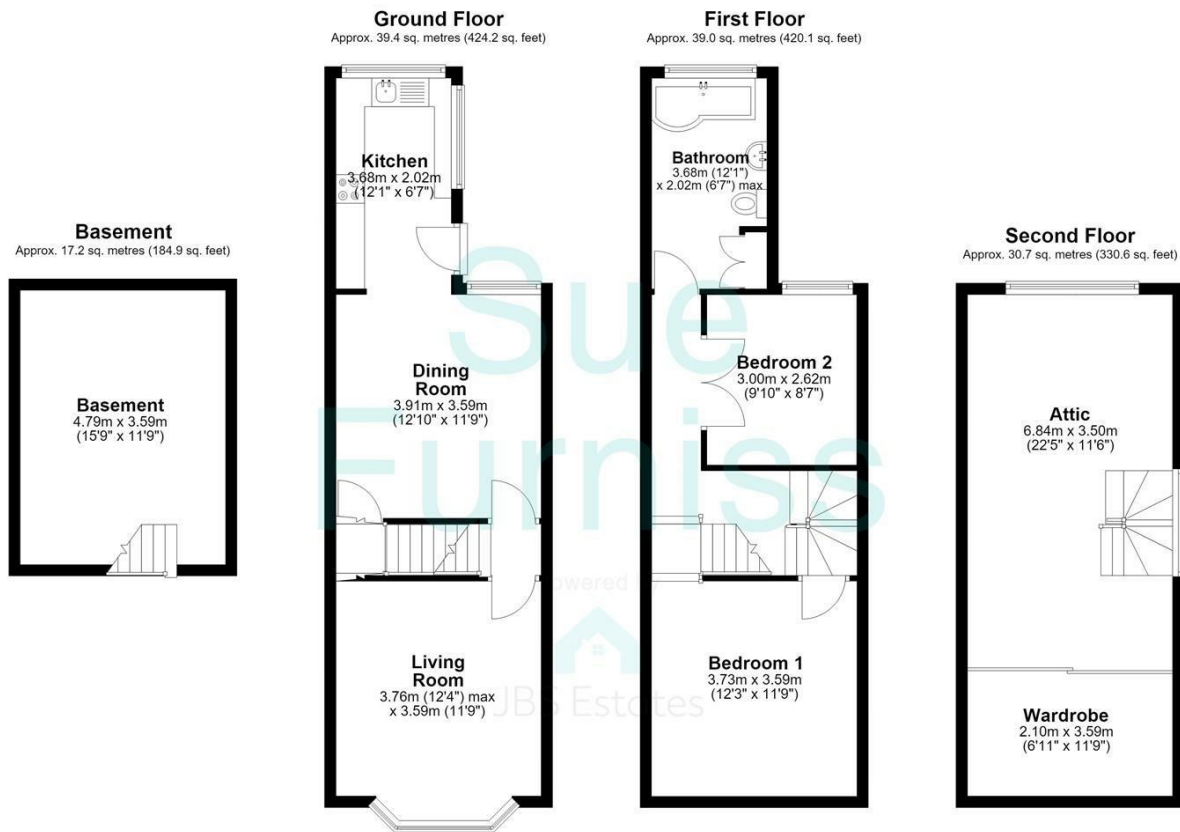
Council Tax – Band A

Viewings – By Appointment Only

Floor Area – 1359.80 sq ft

Tenure – Freehold





Total area: approx. 126.3 sq. metres (1359.8 sq. feet)

The floorplans provided are for illustrative purposes only and may not represent the exact scale, dimensions, or specifications of the property. Measurements are approximate and should not be relied upon for any legal or financial decisions. It is the responsibility of the buyer, tenant, or their representatives to verify the accuracy of the details provided herein. For exact measurements, professional advice, or any other clarifications, please consult a licensed surveyor or property expert.
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	57	72
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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