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Flat 4 Ranmoor View

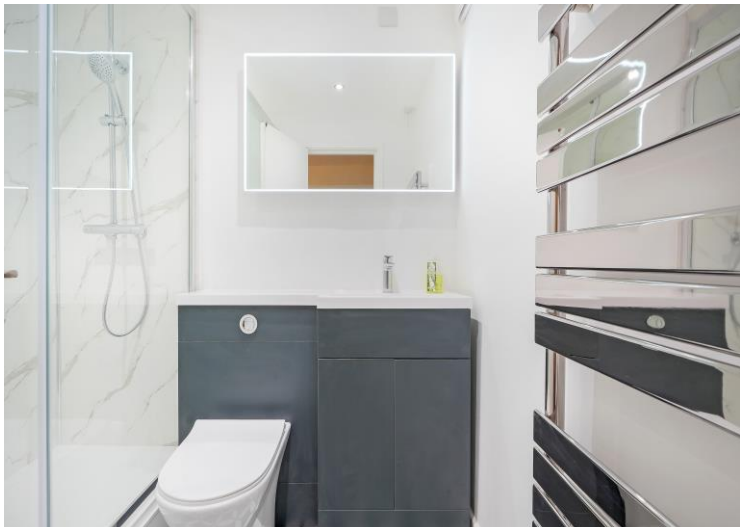
410 Fulwood Road • Fulwood • S10 3GG

Asking Price £159,950

Refurbished to a high standard throughout, this spacious first-floor apartment offers bright and well-proportioned accommodation with a private leafy outlook, resident parking, and attractive communal gardens. A cherished family home since 1982, the property has been carefully maintained over many years and now benefits from a comprehensive programme of refurbishment, including a brand-new kitchen and bathroom, both of which have never been used. Ideally suited to first-time buyers, professionals, and investors alike, the apartment enjoys a highly convenient location while benefiting from a peaceful setting and pleasant green surroundings. Accessed via a secure communal entrance with intercom entry system, stairs lead to the apartment's private front door. The accommodation opens into a generous entrance hall, creating an immediate sense of space and providing access to all principal rooms. The newly fitted kitchen is beautifully appointed with marble-effect worktops, matching tiled splashbacks, an integrated oven and Samsung induction hob, together with space and plumbing for additional appliances. Having never been used, the kitchen offers purchasers the rare opportunity to enjoy a completely brand-new installation. A window overlooks the communal gardens, providing a pleasant outlook and excellent natural light. The spacious living room offers flexible accommodation with ample space for both sitting and dining areas. A large window frames the attractive leafy outlook, while cheerful décor and a newly fitted carpet create a bright and welcoming atmosphere. There are two well-presented double bedrooms, both enjoying a pleasant aspect. The second bedroom benefits from fitted wardrobes, providing useful built-in storage. Further storage is a particular feature of the property, with a cupboard located off the landing and a generous walk-in storage room, ideal for wardrobes, household items, or general storage requirements. The newly installed bathroom has also never been used and is fitted with a contemporary suite comprising a walk-in rainfall shower with shower enclosure, vanity unit incorporating a wash hand basin with useful storage beneath, and WC, all finished to a modern specification. Externally, residents enjoy access to well-maintained communal gardens, providing attractive outdoor space to relax and unwind. There is also parking available for both residents and visitors, adding to the property's practicality and convenience. Ranmoor View occupies a convenient position close to a range of local amenities, everyday shopping facilities, and transport links, making it an excellent choice for commuters and those seeking easy access to surrounding towns and cities. The combination of a leafy outlook, communal green spaces, and excellent accessibility offers the perfect balance between peaceful living and everyday convenience. The property is situated within the catchment area of several highly regarded schools, making it an excellent choice for families. Lease Approx 80 years £240 pa





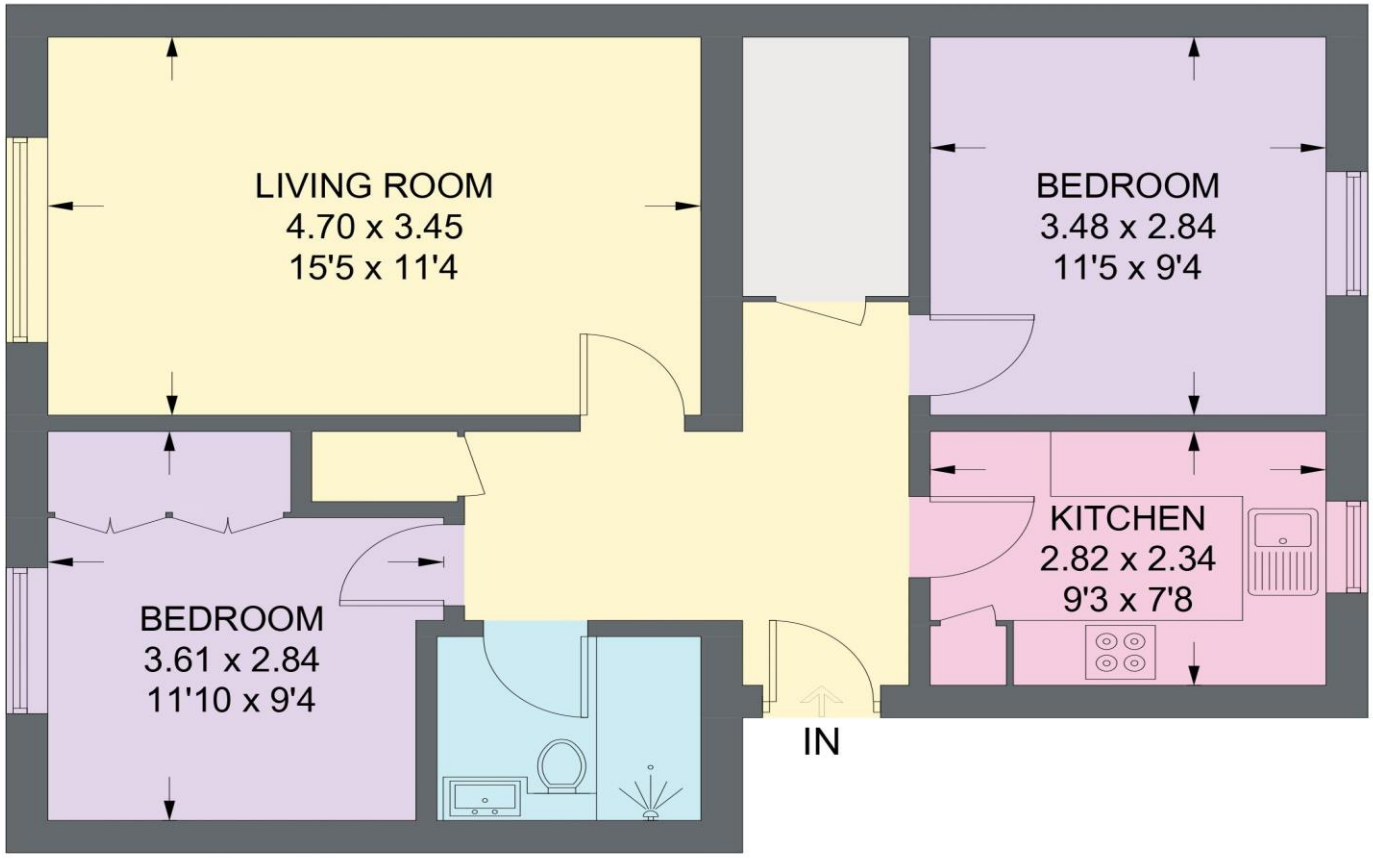




- Light & Airy 1st Floor Apartment
- 2 Double Bedrooms
- Newly Installed Kitchen & Bathroom
- Great Storage Solutions
- Popular, Convenient Location
- Well Maintained Communal Areas
- Resident & Visitor Parking
- Service Charge is £1492.32 2026/27
- No Chain
- Council Tax Band B, EPC Rating D

FLAT 4, RANMOOR VIEW

APPROXIMATE GROSS INTERNAL AREA = 61.2 SQ M / 659 SQ FT



FIRST FLOOR

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

(IDMRP2025)

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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West Bar House, 137 West Bar, Sheffield, S3 8PU
hello@haushomes.co.uk haushomes.co.uk

0114 276 8868