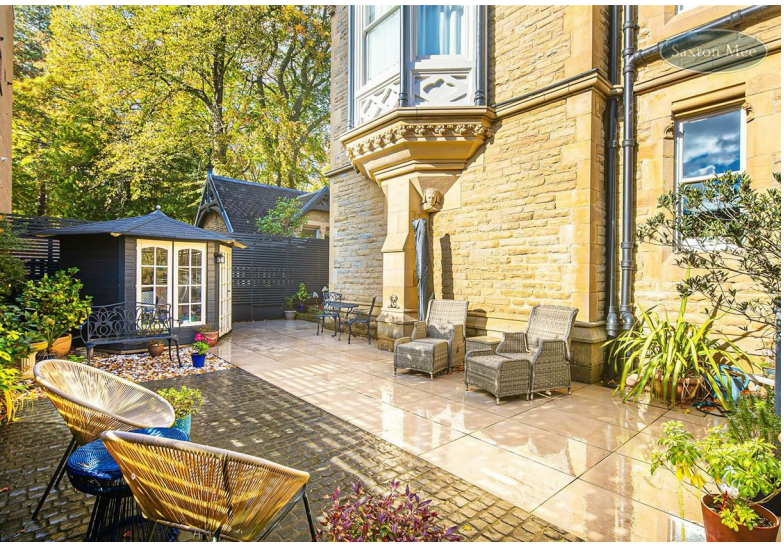
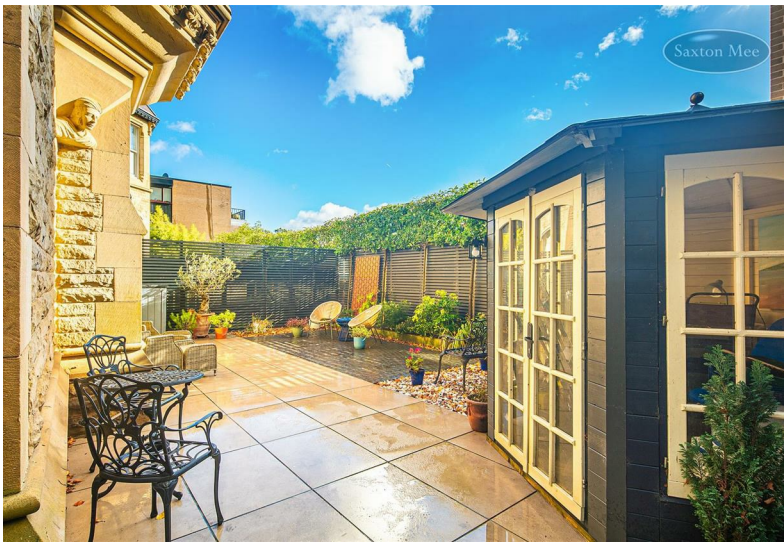
Saxton Mee





Graham Road Sheffield S10 3GP
Offers In The Region Of £600,000

St Luke's
Sheffield's Hospice

Graham Road

Sheffield S10 3GP

Offers In The Region Of £600,000

An exciting opportunity has arisen to purchase this stunning three bedroom ground floor apartment, which forms part of an exclusive gated development that is located just a stones throw from the fabulous Endcliffe Park. Originally dating back to 1860, the now Grade II listed building was constructed for Charles Henry Firth, son of Thomas Firth who founded Thomas Firth & Sons, one of the largest steel companies of the mid to late 19th Century.

The house was subsequently bought by well known entrepreneur and philanthropist John George Graves and his wife Lucy. In 2021, local developers Dorsia Homes, converted the building to an extremely high standard including My Fathers Heart supplied Siematic kitchens, Amtico flooring throughout, zoned underfloor heating, and refurbished double glazed sash windows, all while pleasingly retaining many of the buildings original features. The property also features two parking spaces and an electric car charging point.

The accommodation measures over 1000 square feet and briefly comprises a spacious entrance hall that includes a tall fitted cupboard that houses the hot water cylinder and washer dryer, a master bedroom that has two sets of Supafit fitted wardrobes and an ensuite shower room, a second double bedroom, and a third bedroom that is currently used as an office but would fit a single bed. From the hallway there is access to a bathroom that has a shower over a bath, and then into a good sized lounge which along with all of the bedrooms, features the original window shutters. Crittal style doors then lead through to the impressive kitchen which features quartz worktops, a Quooker hot tap, a Bora induction hob with downdraft extractor, and Siemens integrated appliances to include a fridge/freezer, electric oven, micro/steam oven, and a dishwasher. The main house features 7 other apartments accessed via a beautifully restored original staircase and stained glass window

- STUNNING GROUND FLOOR APARTMENT
- THREE BEDROOMS/TWO BATHROOMS
- GRADE II LISTED HISTORIC BUILDING
- DATES BACK TO 1860/CONVERTED IN 2021
- GATED EXCLUSIVE DEVELOPMENT
- TWO ALLOCATED PARKING SPACES
- ORIGINAL FEATURES/HIGH CEILINGS
- UNDERFLOOR ZONED HEATING
- PRIVATE SOUTH FACING GARDEN
- SHARE OF FREEHOLD/NO GROUND RENT

OUTSIDE
The property is accessed to the right of the main building via a private gated entrance. From here a further gate leads to the side of the property, and beyond to a private south facing garden which features porcelain paving and cobbled paving, planted beds, a summer house and storage cupboard. There are two car parking spaces and one electric car charging point.

LOCATION
Situated on the tree lined Graham Road, in the heart of the prestigious Ranmoor Conservation Area, Riverdale House is just a short walk to a host of shops, independent cafes, pubs and restaurants at both Ranmoor and Oakbrook. Highly regarded state and independent schools are nearby along with lovely walks through green spaces including both Endcliffe and Bingham Parks through to the Mayfield Valley and Peak Park beyond.

MATERIAL INFORMATION
The property is Share of Freehold with an annual service charge of £1864.00 with a sink fund in place, this includes £305.00 Buildings Insurance. Council Tax Band: C.

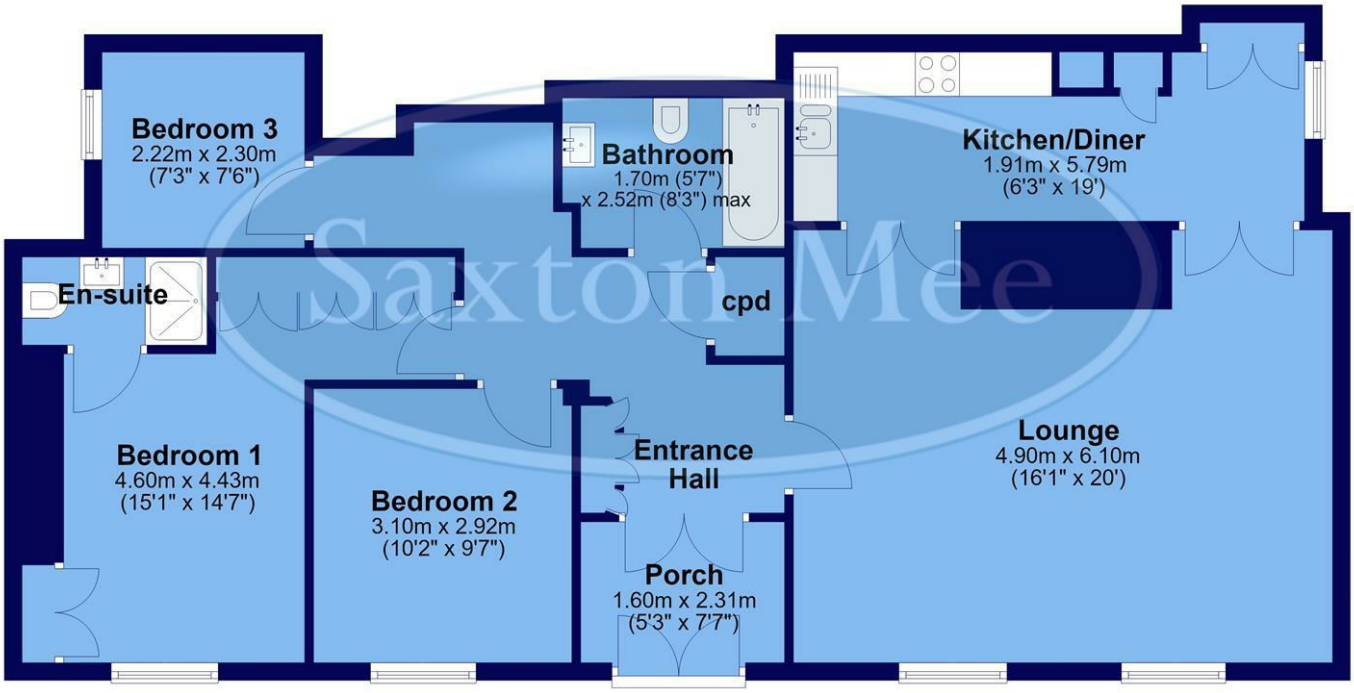
VALUER
Chris Spooner MNAEA

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. If there is any point which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. All plans, floor plans and maps are for guidance purposes only and are not to scale. Please note all measurements are approximate and should not be relied upon as exact. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Saxton Mee

Ground Floor

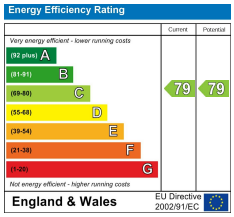
Approx. 96.1 sq. metres (1034.4 sq. feet)

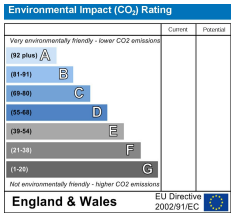


Total area: approx. 96.1 sq. metres (1034.4 sq. feet)

All measurements are approximate and to max vertical and horizontal lengths
Plan produced using PlanUp.

Crookes 245 Crookes, Sheffield S10 1TF T: 0114 266 8365
Hillsborough 82 Middlewood Road, Sheffield S6 4HA T: 0114 231 6055
Stocksbridge 462 Manchester Road, Sheffield S36 2DU T: 0114 287 0112
www.saxtonmee.co.uk





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