



Whitworth Road Ranmoor Sheffield S10 3HD
Price Guide £275,000

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GUIDE PRICE £275,000-£300,000 ** CHAIN FREE ** EXCITING POTENTIAL **

This stunning two bedroom apartment with a large garage below that has planning permission to be converted into further accommodation, is located on one of Ranmoor's most sought after roads. Having been tastefully improved by the current owner, the property is well presented with a contemporary feel while keeping some of the original period features and is being sold with no onward chain.

It stands in fantastic communal grounds with off street parking and access to a private underground garage.

Having its own private entrance the accommodation briefly comprises a fabulous large living room with a York stone feature fireplace, Walnut wood flooring and enough space for a dining area. Further there is a superb modern fitted kitchen with integrated appliances, high gloss units and Quartz worktop, a master bedroom with large fitted wardrobes, second bedroom, hallway with storage cupboard and a gorgeous well appointed bathroom which is fully tiled with a contemporary white suite.

- NO ONWARD CHAIN
- GROUND FLOOR APARTMENT
- TWO BEDROOMS
- WELL PRESENTED
- CONTEMPORARY DECOR
- LARGE PRIVATE GARAGE
- PLANNING PERMISSION TO CONVERT
- FABULOUS COMMUNAL GARDENS
- SOUGHT AFTER LOCATION
- QUIET TREE LINED ROAD





OUTSIDE

The apartment enjoys the sole use of a private patio/terrace. There are wonderful South facing communal gardens, off street parking and access to the underground garage which offers the potential to be converted into further living space.

LOCATION

Within walking distance of a comprehensive range of shopping facilities at Ranmoor, including a deli, a chemist, a fish and chip shop, hairdressers, wine bars, restaurants and public houses, together with a beautiful church. Further shopping facilities can be found at Crosspool and a Tesco Express is situated approximately 3/4 mile away at Nether Green. The property sits within the catchment area of highly regarded schools and approximately only three miles from Sheffield City Centre while being just a short drive from the Peak National Park.

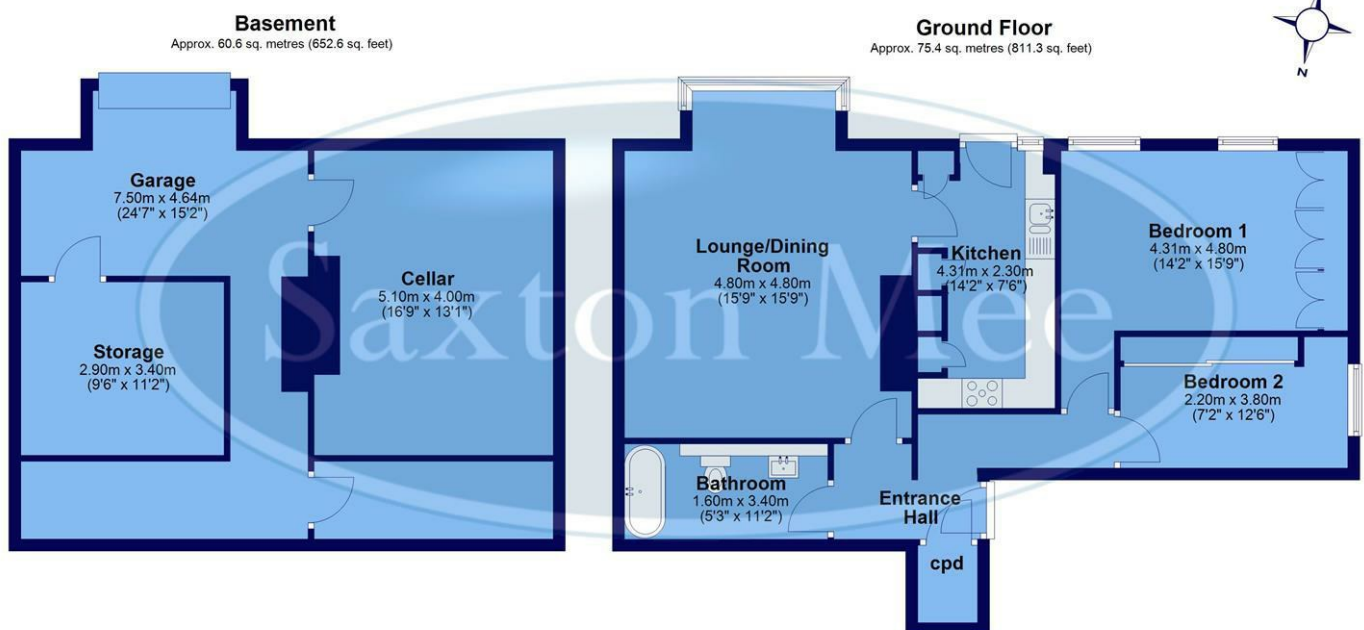
MATERIAL INFORMATION

The property is currently Council Tax Band C. The lease is 800 years and started in 1982. There is no ground rent. The service charge is £152 per month.

VALUER

Chris Spooner ANAEA

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.



Total area: approx. 136.0 sq. metres (1463.9 sq. feet)

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

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