

Westwood House, 18 Ranmoor Park Road, Sheffield, S10 3GX

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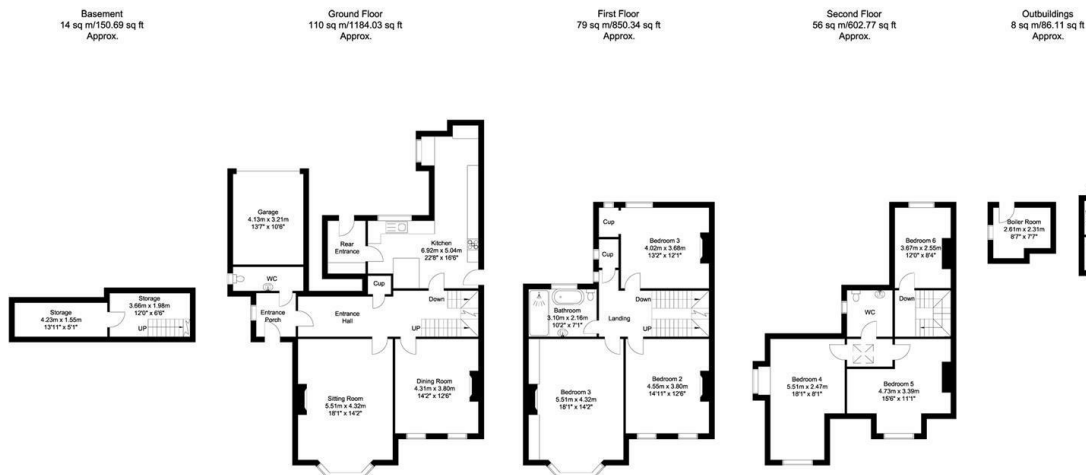
Description

Westwood House is a fine example of the Victorian architecture which has always made Ranmoor such a pretty and exclusive place to live. This immaculate family home occupies an enviable and private position in the Parish and boasts an abundance of off road parking due to it having two gated driveways and a garage. The family market have always coveted Ranmoor because of the larger style properties and the close proximity to some of the best schools in the South West sector. Residents can also enjoy the scenic local walks that run through both Endcliffe and Bingham Parks along the Porter Valley that provide an almost bucolic feel to this fashionable suburb and yet the main city hospitals and universities are conveniently situated only a short drive away on the edge of the city centre giving the area the best of both worlds. Westwood House has a generous range of accommodation over its three floors and there is still potential here to add additional accommodation if so desired. The land to the rear would be the ideal place to extend into to provide better proportions to the ground floor while the deep storage cupboard on the first floor and the eaves space on the second floor could also provide extra bathrooms to both floors if required (subject to regs). The finish throughout is of a particularly high standard with quality fixtures and fittings in all the right places and other works include a recent rewire and updated heating system. The interior is complemented by the lovely sunny, south westerly facing garden which is situated behind security gates for peace of mind.

- Six double bedrooms providing flexibility in their use.
- Large sitting room with finished floorboards, bay window and cosy wood burning stove.
- Versatile dining room with open fire featuring decorative slip tiles and a lovely outlook over the garden.
- L shaped breakfast kitchen with Belfast sink and contemporary work surfaces.
- Entrance porch with access to an unfinished W.C area and the welcoming reception hall.
- Luxurious family bathroom with generous shower enclosure framed by feature tiling.
- Two secure driveways protected by gates for privacy and security .Gardens to both the front and rear along with a garage for cars or storage.
- A mixture of original sash windows (some renovated) and quality timber double glazing.
- Modern gas central heating.
- Close to highly regarded local schools and a fabulous social scene in Ranmoors bars and restaurants.







Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used such by any prospective purchase. Specially no guarantee is given on the total square footage of the property if quoted this plan.
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