



77, Rydal Road, Sheffield, S18 0UR

77, Rydal Road

Sheffield, S8 0UR

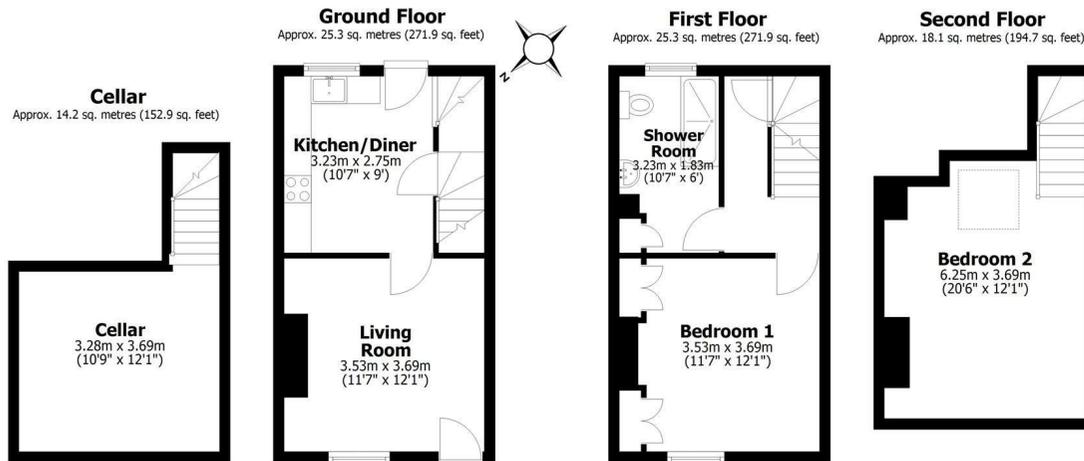
Description

Rydal Road is such a great place to live and this property will be perfect for first time buyers who want to be close to a vibrant social scene which boasts a strong 'café culture'. With hot spots like Sharrowvale and Nether Edge being so expensive these days, the area around the bottom of Carterknowle is the next best thing in the south west sector. With superb, independent restaurants like North Town and Kia's Pastaria being found on your doorstep and the many other bars, restaurants and cafes combining to make this locality one of the trendiest areas and a great place to live or invest. The property itself is also superb. Boasting modern fixtures and fittings throughout and having an attractive décor, the bedrooms are both doubles and the larger than average garden to the rear is situated at the end of the run and so affords more privacy and the space to cultivate to your own design. The property is also available with no onward chain for your convenience.

- Two double bedrooms including a super attic bedroom and a first floor bedroom with finished floorboards and fitted wardrobes.
- Breakfast kitchen with a Belfast sink and timber worksurfaces to complement the flooring.
- Cosy living room with a decorative fireplace, display shelving and timber flooring.
- Modern shower room with a large shower enclosure and period style tiling framing the suite.
- Larger than average, end of run garden which enjoys a south easterly facing orientation.
- Fashionable location on the edge of the cosmopolitan Abbeydale Road where bars, bistros and cafes rub shoulders with boutiques and antiques emporiums.
- Cellar access in the storage cupboard off the kitchen.
- Council Tax Band A.
- 725 years left on the lease at an annual ground rent of £3.10.
- Gas central heating and single glazing combine to create an EPC rating of D67.



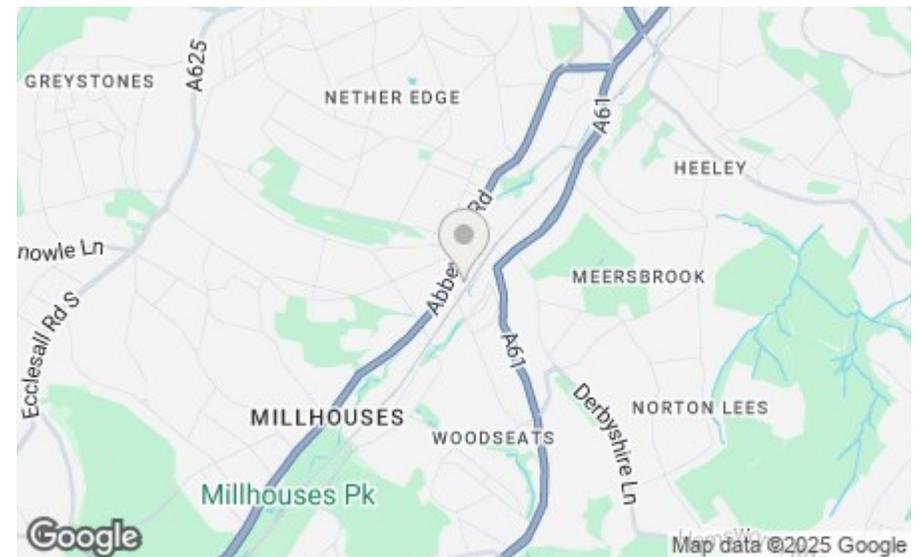




Total area: approx. 82.8 sq. metres (891.4 sq. feet)

All measurements are approximate
Yorkshire EPC & Floor Plans Ltd
Plan produced using PlanUp.

77, Rydal Road



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