

EADON LOCKWOOD & RIDDLE
ESTD 1840

121, Ranby Road, Sheffield, S11 7AN

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Description
This end of terrace home has got the lot! With an immaculate finish across the three floors of accommodation and a basement which has been tanked, dry walled, plastered and carpeted to provide a versatile store room with potential for further development. The smart finish extends to the exterior with a low maintenance, landscaped garden featuring Indian Stone paving. The renovations have been designed to highlight the classic period features of this home with plantation style shutters now framing the bay window in the lounge and also providing privacy to the rooms on the first floor. Victorian style cast radiators were in mind when the radiators in the property were replaced and the addition of an ensuite to the second floor adds to the feeling of luxury that is felt throughout this special home.
The property also benefits from a super location, situated a short stroll away from the fashionable neighbourhood of Sharrowvale and just around the corner from excellent local amenities that are found on Banner Cross. The family market will appreciate its situation, close to first class schooling and on the doorstep of Endcliffe Park.
The park also hosts a regular Park Run and provides a very pleasant route out of town, into the glorious Mayfield Valley and the Peak Park beyond.
The area is the perfect fit for this exceptional property which requires zero in the way of improvements, is available with no chain and has been designed to fit the modern way of life.



IMPORTANT INFORMATION
Anti-Money Laundering (AML) Checks - As part of making an offer, we're required by law to complete Anti-Money Laundering (AML) checks to confirm the identity of all purchasers. To cover the cost of this process, a fee of £30 inc VAT per buyer is payable when your offer is accepted. This is a standard requirement for all buyers and helps us ensure your offer can be progressed as quickly and smoothly as possible.

- Three generous double bedrooms.
- Two luxurious bathrooms, including one ensuite, all having elegant tiling framing the modern suites.
- Open plan dining kitchen with French windows to the garden, Quartz work surfaces and a decorative fireplace.
- Lounge with concealed wiring for a wall mounted TV over the statement fireplace and plantation style shutters in the walk in bay.
- Occasional basement which has been tanked, dry walled and plastered and carpeted to provide a versatile store room with potential for further development.
- Low maintenance, enclosed and secure, end of run garden with Indian stone paving.
- Desirable location close to first class schooling, Endcliffe Park and a fashionable social scene.
- No onward chain.
- Modern heating, low energy lighting and full double glazing combine to provide an excellent EPC rating of C70 and reduce monthly utility bills.
- 800 year lease from 1903 at an annual ground rent of £1.



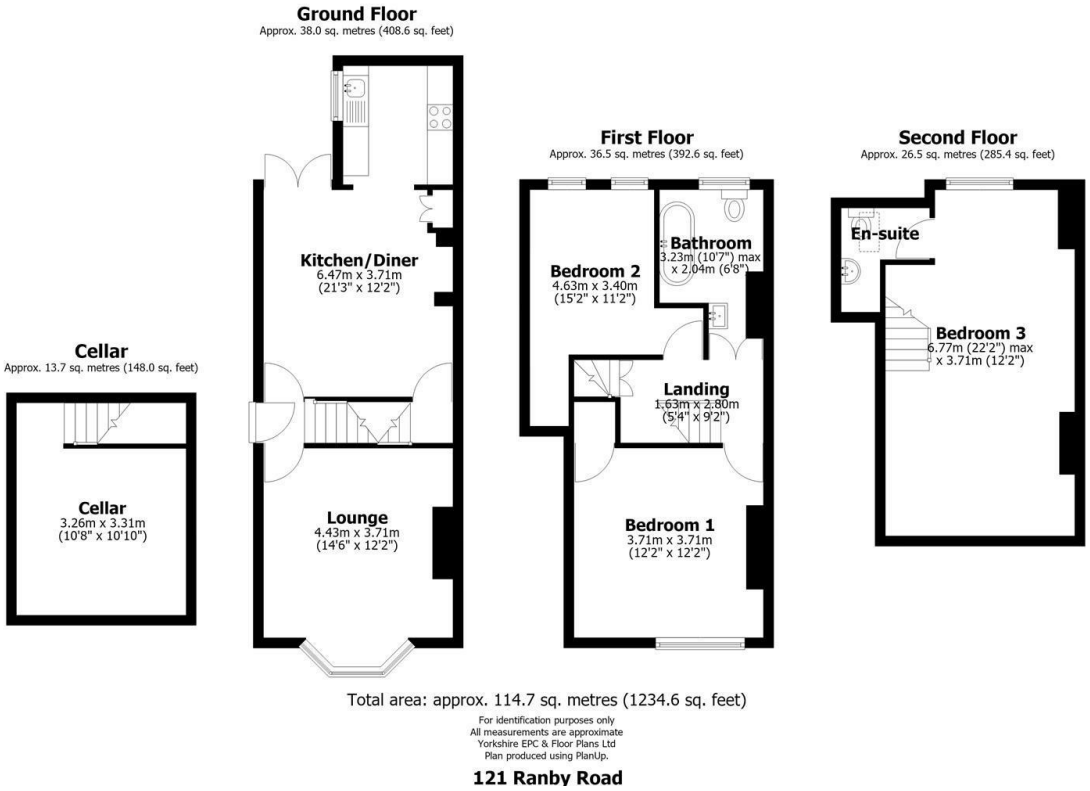












Total area: approx. 114.7 sq. metres (1234.6 sq. feet)

For identification purposes only
All measurements are approximate
Yorkshire EPC & Floor Plans Ltd
Plan produced using PlanUp.

121 Ranby Road





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