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THE FIFTEENTH MAN
HENRY
DAN JONES







9 Ranmoor Road

Ranmoor • Sheffield • S10 3HG

Guide Price £280,000 - £300,000.

A well-presented 3 bedroom brick bay window terrace house situated in one of Sheffield's most sought after neighbourhoods. Accommodation on three levels with the benefit of gas central heating run from a combination boiler and double glazing. Lovely rear garden. Ideally positioned for local shops and amenities in Ranmoor, whilst also offering excellent access to the hospitals and universities. No chain. Viewing recommended. On the ground floor, there is a lovely front bay window lounge, having a focal Victorian style gas fire, period features and an attractive outlook across neighbouring well-maintained lawned grounds. The dining kitchen houses a range of fitted unit along with a stainless-steel oven range, positioned within a recess to a feature exposed brick chimney breast. A door provides access to the cellar head with steps down to a front storage cellar, offering scope for conversion, subject to any necessary consents. On the first floor, there is a front double bedroom with an excellent outlook and a useful under-stairs closet, a rear single bedroom/home office and a bathroom with a white suite with splashback tiling. The double master bedroom is in the attic, being generous in size and having a radiator and two Velux windows. Outside, there is a forecourt, a shared passageway and a gate into a fabulous, enclosed and south facing rear garden, mainly laid to lawn with well-stocked borders and two flagged patios. Ranmoor Road is ideally positioned for local shops and amenities, well-regarded schools, recreational facilities and access links to the city centre, universities, hospitals and the Peak District. Please note some of the photographs are AI generated to show the potential.









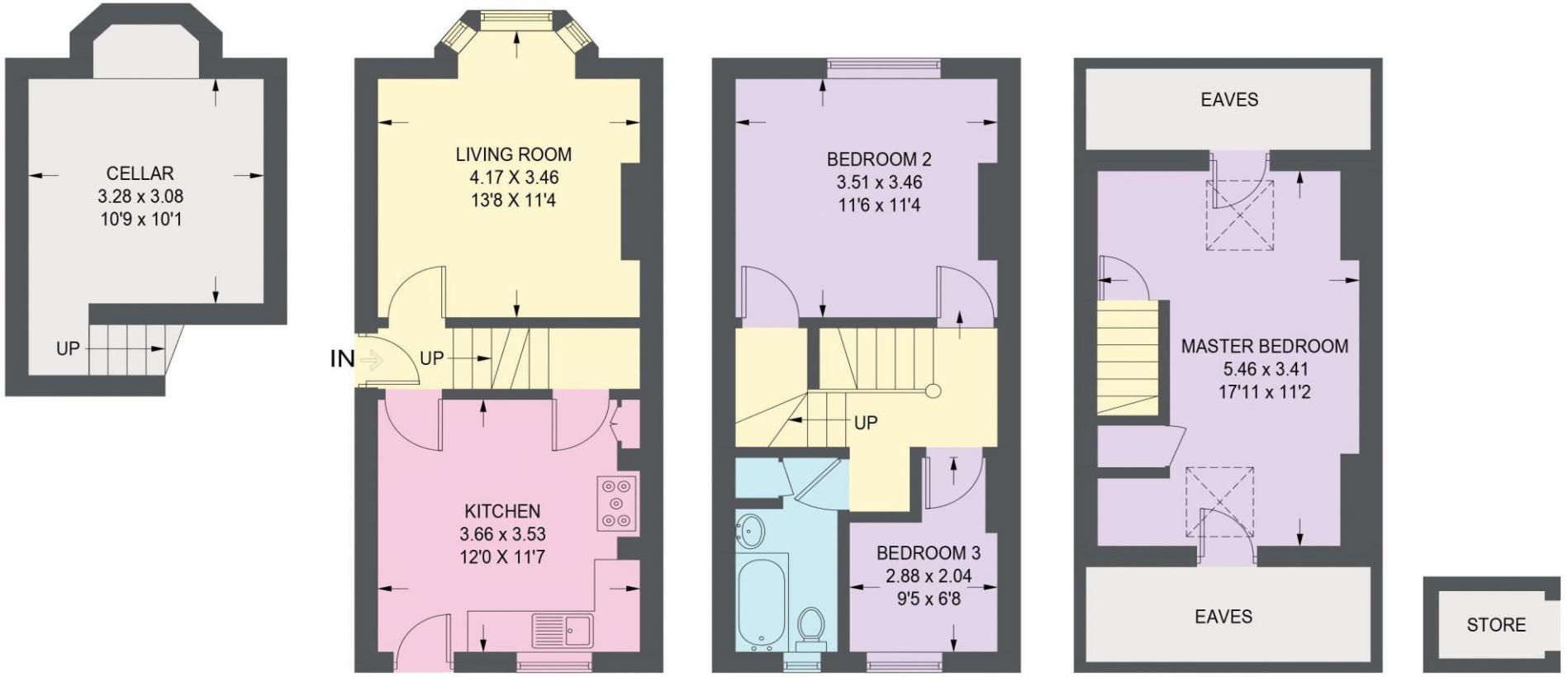
- Brick Bay Window Terrace House
- One of Sheffield's Most Sought-After Postcodes
- 3 Bedrooms
- South Facing Lawned Garden
- Attractive Outlook
- Fitted Kitchen & White Bathroom Suite
- Gas Central Heating & Double Glazing
- Range of Local Shops & Amenities
- Council Tax Band B & EPC Rating D
- No Chain





9 RANMOOR ROAD

APPROXIMATE GROSS INTERNAL AREA = 78.4 SQ M / 844 SQ FT
CELLAR = 12.3 SQ M / 132 SQ FT
STORE = 1.4 SQ M / 15 SQ FT
TOTAL = 92.1 SQ M / 991 SQ FT
(EXCLUDING EAVES)



CELLAR
12.3 SQ M / 132 SQ FT

GROUND FLOOR
30.2 SQ M / 325 SQ FT

FIRST FLOOR
29 SQ M / 312 SQ FT

SECOND FLOOR
19.2 SQ M / 207 SQ FT

STORE
1.4 SQ M / 15 SQ FT

Illustration for identification purposes only, measurements are approximate, not to scale.

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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