



Holly House, 46 Ranmoor Cliffe Road, Ranmoor, Sheffield, S10 3HB

Saxton Mee

46 Ranmoor Cliffe Road

Ranmoor

£750,000

On a large south facing plot with excellent potential to extend.

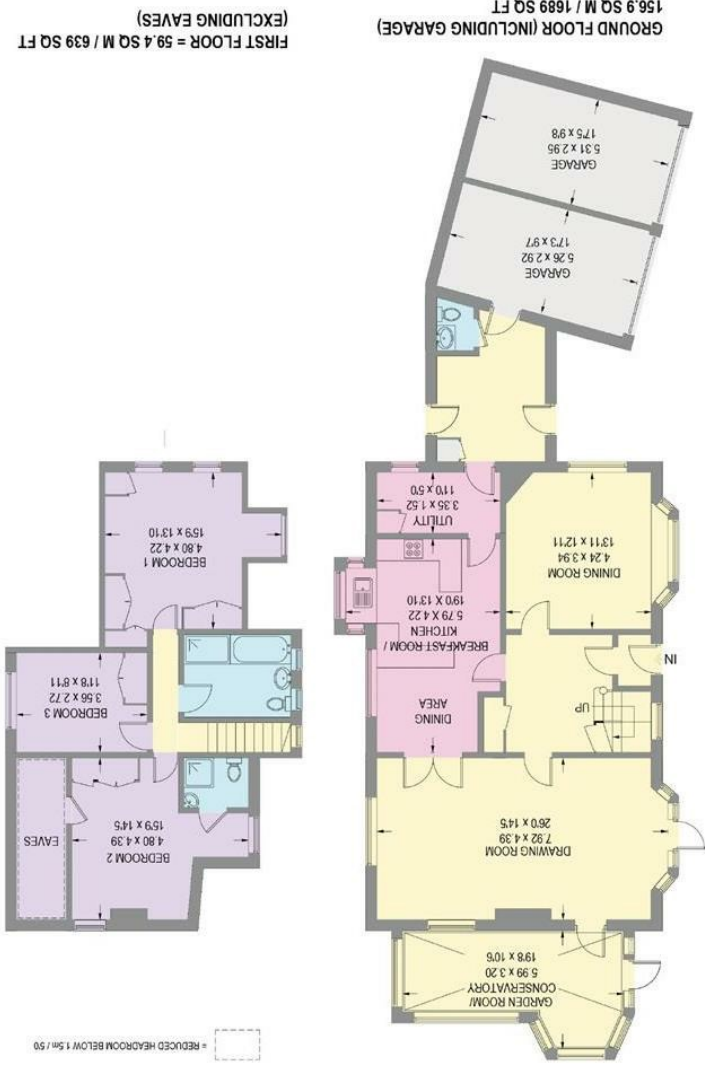
Situated in this exclusive suburb on a very popular road, a strikingly attractive and charming detached family residence on a lovely south facing plot. The property requires some general updating and has great potential to extend. Broad entrance hall, large through drawing room, garden room/conservatory, dining room, large breakfast kitchen, utility room, side entrance hall, cloakroom. F/f: three double bedrooms, one with en-suite and family bathroom. Outside: lovely entrance, extensive parking, large attached double garage with potential to build over, and beautiful, well maintained grounds surrounding with great open aspect and views.

- Exclusive Suburb and a Top Road
- Strikingly Attractive Property
- Excellent Potential to Extend
- Lovely Well Maintained Grounds
- Great Southerly Aspect
- Immediate Vacant Possession and No Chain
- Requires Some Updating
- Three Bedrooms / Two Bath/Shower Rooms
- EPC Rating TBC
- Viewing: Banner Cross Office





HOLLY HOUSE, 46 RANMOOR CLIFFE ROAD
APPROXIMATE GROSS INTERNAL AREA = 216.3 SQ M / 2328 SQ FT
(INCLUDING GARAGE / EXCLUDING EAVES)



While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, 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. Please note all the measurement details are approximate and should not be relied upon as exact. All plans, floor plans and maps are for guidance purposes only and are not to scale. 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. A Life Assurance policy may be requested. Written Quotations of credit terms available on request.



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