



## 12 Ranmoor Grange, Sheffield, S10 3GX

This is a rare opportunity to acquire a two bedroomed first floor apartment in this strikingly attractive Victorian Manor House which was skillfully converted in 2002. Situated in the heart of the leafy Ranmoor Conservation Area and within a stones throw of the beautiful St Johns Church. No 12 is likely to appeal to those looking to downsize or the professional couple. The apartment is offered for sale with no chain and early vacant possession and blends many original features with contemporary styling and has a video screen intercom system, gas fired combination central heating, allocated parking, visitor parking and manicured communal grounds. The accommodation comprises; "L" shaped entrance hall with useful storage cupboard, spacious living room with open access to the fitted kitchen which has a breakfast bar and a host of integrated appliances. Master bedroom with en suite shower room, bedroom two and bathroom.

**Offers Around £275,000**

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## The Accommodation Comprises

Communal entrance door with security intercom system opens through in to the

## Communal Entrance Hall

Which is attractively presented and has a staircase that rises to the

## First Floor Landing

Which has a door to

## Apartment 12

Which comprises of

## "L" Shaped Hallway

Having a useful store room and doors to all rooms. Contemporary style door with glazed section to one side opens through in to the

## Living Room

A well presented and most spacious living room that has two front facing sash windows that enjoys fine views over the communal grounds. Two radiators and open access to the

## Fitted Kitchen

Fitted with a range of wall and base units, work surfaces, tiled splash backs and inset stainless steel 1 & ½ sink and drainer set beneath a side facing sash windows. Breakfast bar, wood effect flooring, recess lighting and the room house the wall mounted gas fired combination central heating boiler. Integrated appliances include an electric oven, four ring gas hob, extractor canopy,

dishwasher, washing machine and fridge freezer.

## Master Bedroom

A good sized master bedroom that has a rear facing sash window, radiator and door to the

## En Suite Shower Room

Having dual flush WC, wash hand basin set in to a vanity unit with lights and mirror and corner curved shower cubicle. Tiled floor and walls and recess LED lighting.

## Bedroom Two

A second bedroom that has a rear facing sash window and a radiator.

## Bathroom

With suite in white comprising of low flush WC, pedestal wash hand basin and bath with shower screen and shower set over. Shaver point and a side facing sash window.

## Communal Grounds

Ranmoor Grange stands in an elevated position in the heart of The Ranmoor Conservation Area and has delightful manicured communal grounds.

## Parking

The apartment has allocated parking and visitor parking bays,

## Viewing

Contact Evans Lee on (0114) 230 96 44 or [info@evanslee.co.uk](mailto:info@evanslee.co.uk)



### Evans Lee & Co Limited

217 Oakbrook Road

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T 0114 230 9644

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## 12 RANMOOR GRANGE

APPROXIMATE GROSS INTERNAL AREA = 85.3 SQ M / 918 SQ FT

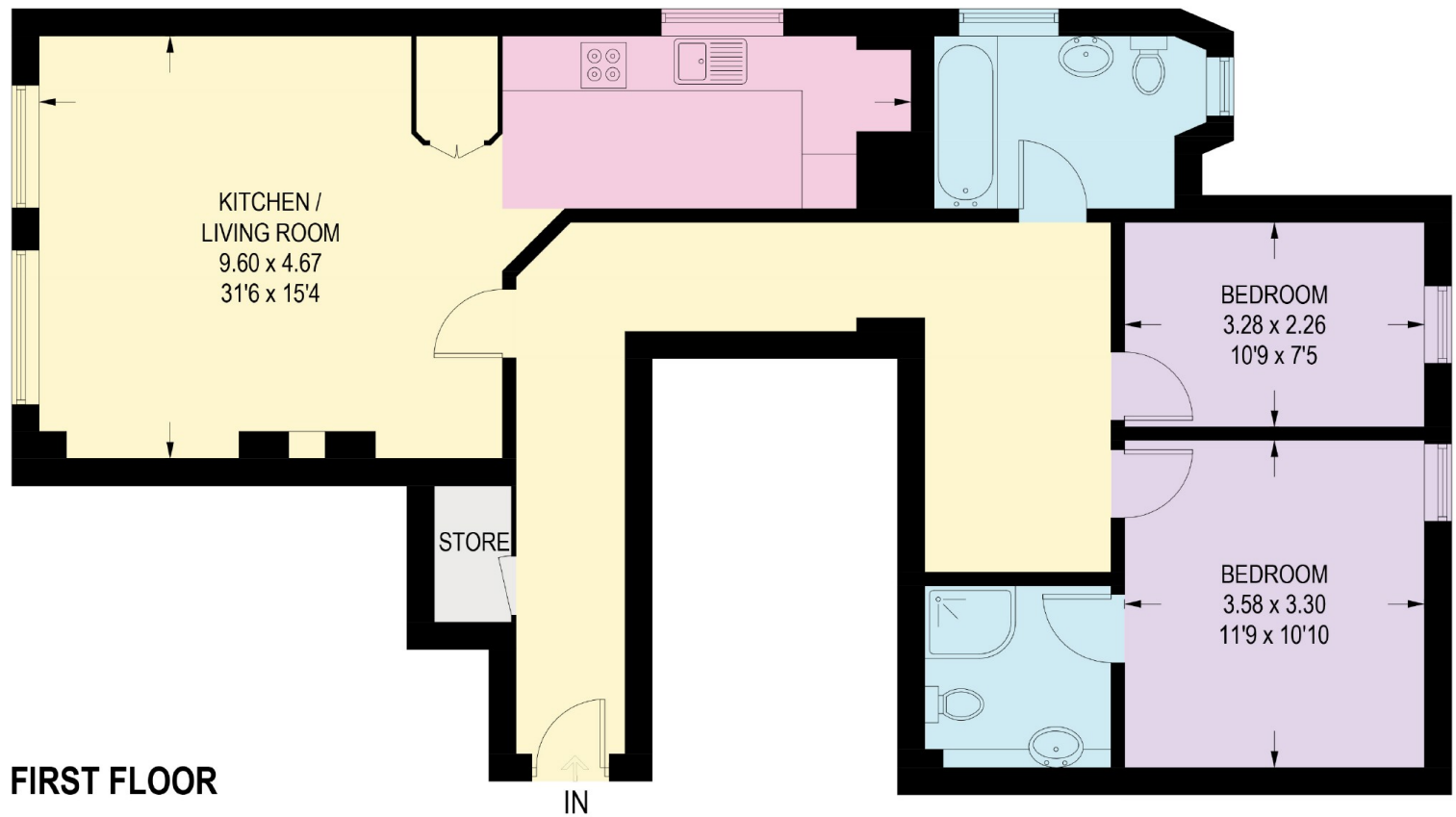


Illustration for identification purposes only, measurements are approximate, not to scale.

### Directions

Coming along Fulwrod Road away from Broomhill turn right at St Johns Church onto Ranmoor Park Road and take the first left onto the driveway that leads up to Ranmoor Grange.

#### Property Misdescriptions Act

This brochure has been prepared under the guidelines of The Consumer Protection from Unfair Trading Regulations 2008 and subsequently approved by the vendor. However, we would strongly recommend that any potential purchaser carries out their own investigations as to the accuracy of the information provided, prior to purchase.

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